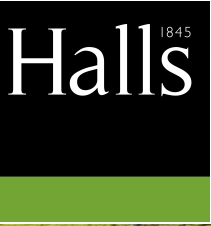
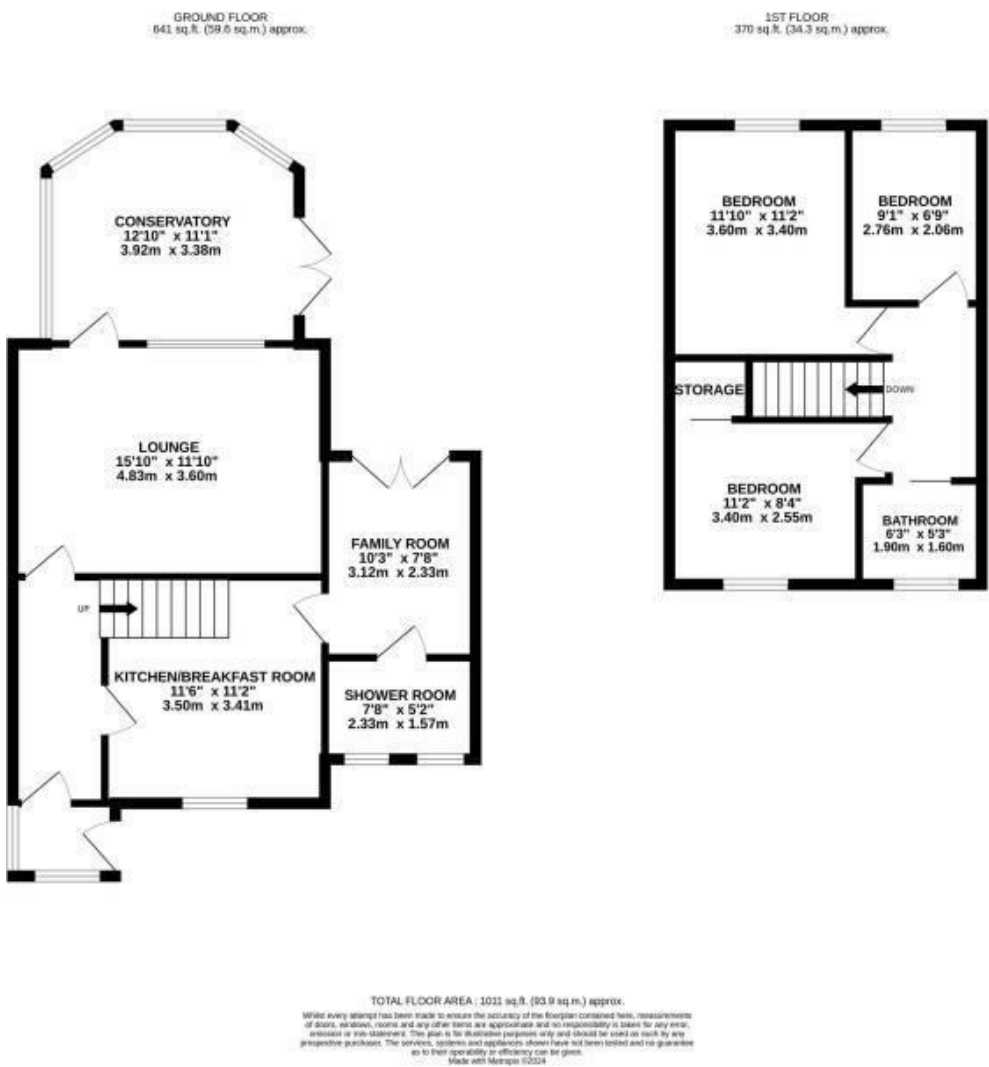


FOR SALE

Crud Yr Awel Bryn Lane, Newtown, SY16 3LZ



FOR SALE

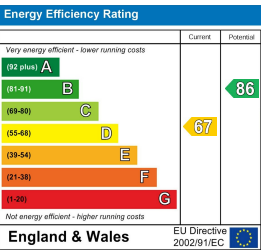
Offers in the region of £250,000

Crud Yr Awel Bryn Lane, Newtown, SY16 3LZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Three bedroom detached family house that has been extended and has views to the rear over Newtown and farmland beyond. The accommodation comprises entrance porch, entrance hall, refitted kitchen with playroom/guest bedroom off, utility/shower room, lounge, conservatory, landing, three bedrooms and refitted bathroom. The property has double glazing, gas fired heating, off road parking, and south facing rear garden with lovely views.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



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3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s





- Detached Extended Property in a Popular Location
- Re-fitted Kitchen and Bathrooms
- Three Bedrooms with Potential Fourth Bedroom/Playroom
- Open Fire in Living Room
- Countryside Views from the Rear Elevation
- Close Proximity to Primary Schools

Frosted double glazed entrance door leading to

Entrance Porch

Double glazed windows to two elevations, panelled glazed door leading into

Entrance Hall

Radiator, stairs off, wood laminate floor covering, doors to Kitchen and Lounge.

Kitchen

max measurements 11'7 x 11'2
Being L shaped, re-fitted with a modern range of wall and base units with laminate work surfaces, one and a half sink drainer unit, mixer tap, electric hob and oven, extractor canopy, double glazed window to the front elevation, under stairs storage cupboard, radiator, wood laminate floor covering, closed door to Family Room.

Family Room

10'1 x 8'1
Double glazed French doors leading to the rear, wood laminate floor covering, extractor fan.

Shower Room/Utility

With walk in corner electric shower, low level W.C., wall mounted wash hand basin, stainless steel sink, plumbing and space for washing machine, tiled walls, extractor fan, wall mounted electric heater.

Lounge

15'9 x 11'8
Fireplace with tiled surround, wood laminate floor covering, television point, double glazed window, double glazed door providing access to the Conservatory.

Conservatory

14'3 x 11'8
Double glazed windows to three elevations with open aspect over the surrounding farmland and over Newtown, double glazed French doors to the side elevation, radiator.

Landing

Double glazed window to the side elevation.

Bedroom One

11'9 x 9'3
Double glazed window to the rear elevation with countryside views, radiator, storage cupboard.

Bedroom Two

9'7 x 8'4
Double glazed window to the front elevation, radiator, airing cupboard, loft access.

Bedroom Three

8'8 x 6'8
Double glazed window to the rear elevation with countryside views, radiator.

Bathroom

Re-fitted bathroom comprising bath with central mixer tap, electric shower over and screen, wash hand basin set on vanity unit, low level W.C., tiled walls and floor, heated chrome towel rail, double glazed window to the front elevation.

Externally

To the front the property has a gravelled area, off road parking and courtesy light.

To the rear there is a paved patio area, lawn, decked seating area, courtesy light, gate to the side of the property with open aspect over Newtown and farmland.

Services

Mains electricity, water and gas central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY16 3LZ

What3Words Reference is bracelet.newsstand.exam

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com