





**106 Garth Owen, Newtown, SY16 1JW**  
**Offers In The Region Of £245,000**

A beautifully presented and extended four bedroom terraced house located on a cul-de-sac on the outskirts of Newtown. The property benefits from Gas central heating, uPVC double glazing and parking. In brief the accommodation affords: Porch, entrance hall, spacious lounge, extended and refitted kitchen/diner with central island, cloakroom, two double bedrooms and family bathroom to the first floor, landing and two further bedrooms on the second floor. There is off road parking to the front and landscaped, low maintenance rear garden. The property has gas fired combination central heating and double glazing and must be viewed to be fully appreciated.



**LOCATION****PORCH**

7'3 x 2'3 (2.21m x 0.69m)

Through uPVC door, wood effect flooring and wood and glazed door into;

**ENTRANCE HALL**

6'6 x 11'11 (1.98m x 3.63m)

UPVC window to the front, wood effect flooring, radiator, ceiling light, stairs to first floor and doors off too;

**LIVING ROOM**

11'8 x 20'10 (3.56m x 6.35m)

Double glazed window to front elevation, wood laminate floor covering, inset electric feature fire, exposed brick feature wall with display shelving,, shelved alcove, television point, two radiators.

**UTILITY AREA**

4'5 x 8'4 (1.35m x 2.54m)

Fitted base unit with work surface over, ceiling light, opening into the kitchen and door into;

**CLOAKROOM**

4'9 x 5'4 (1.45m x 1.63m)

Low level WC, wash hand basin, radiator and ceiling light.

**KITCHEN/DINER**

19 x 15'4 (5.79m x 4.67m )

A beautiful extension to the property featuring a range of fitted wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the garden. Integrated dishwasher, oven and grill, and four ring gas hob with extractor hood over. The dining area has an exposed brock feature wall, tall radiator, and spotlighting. UPVC door opening onto the rear garden and side door opening into the shared alleyway where the metres are located.

**FIRST FLOOR****LANDING**

3'2 x 8'6 & 7'3 x 2'9 (0.97m x 2.59m & 2.21m x 0.84m)

Split into two areas, with two built in storage cupboards, ceiling light and doors off too;

**BEDROOM ONE**

12'5 x 11'8 (3.78m x 3.56m)

Double room with uPVC window to the front, ceiling light and radiator.

**BEDROOM TWO**

12'5 x 9 (3.78m x 2.74m)

Double room with uPVC window to the rear, ceiling light and radiator.

**BATHROOM**

10 x 5'7 (3.05m x 1.70m)

Four piece suite comprising panelled bath, enclosed shower cubicle, WC and wash hand basin. Built in storage cupboard, heated towel rail, uPVC window to the rea, tiles to floors and walls.

**SECOND FLOOR****LANDING**

14'6 x 3'7 (4.42m x 1.09m)

Room for storage, ceiling light and doors off too;

**BEDROOM THREE**

10'8 x 14'9 (3.25m x 4.50m)

Double room with part vaulted ceiling, Velux window, ceiling light and radiator.

**BEDROOM FOUR**

8'4 x 8'3 (2.54m x 2.51m)

Part vaulted ceiling, Velux window, ceiling light and radiator.

**EXTERNAL****FRONT**

To the front of the property there is a driveway offering parking for two vehicles.

**REAR**

Beautifully maintained garden with Astro turf lawn, raised decking, slab patio and raised flower borders.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, Gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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## Floor Plan (not to scale - for identification purposes only)



**Local Authority:** Powys

**Council Tax Band:** C

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:  
1 Berriew Street, Welshpool, SY21 7SQ

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.