Roger Parry & Partners

173 Lon Dolafon, Newtown, SY16 1QY

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£190,000

A well-presented three-bedroom semi detached family home in a popular area of Newtown. The property offers spacious open-plan living/dining/kitchen accommodation, a downstairs WC and shower, three bedrooms and a family bathroom. Externally, there is driveway parking for two vehicles and an enclosed rear garden, providing a useful outdoor space for families and entertaining. An ideal opportunity to acquire a well-positioned three-bedroom home in an established residential setting.

DESCRIPTION
Located within the popular residential area of Newtown, 173, Lon Dolafon is an attractive family home offering well-proportioned accommodation arranged over two floors. The ground floor provides a welcoming entrance hall leading through to a generous open-plan living, dining and kitchen space, creating a sociable and versatile area ideal for both family life and entertaining. There is also a useful downstairs WC and shower, together with valuable under-stairs storage. To the first floor are three well-sized bedrooms and a family bathroom, providing comfortable accommodation for families, couples or those looking for additional space. Externally, the property benefits from a private driveway providing parking for two vehicles, while the enclosed rear garden offers a pleasant outdoor space for relaxing, entertaining and family use. A particularly useful feature is the rear gate, which provides access to a pathway leading through to the nearby playing fields and recreation grounds.

ENTRANCE
Front door to:

ENTRANCE HALL
Grey wood-effect vinyl flooring, radiator, and staircase rising to the first floor. Doors leading to the downstairs WC/shower room, kitchen, and sitting/dining room. Useful understairs storage, with coat hooks positioned on the adjacent wall.

DOWNSTAIRS SHOWER ROOM
Wet room, with white low-level WC, wash hand basin, walk-in shower, radiator, towel rail, non-slip vinyl flooring and uPVC double-glazed window.

KITCHEN
Fitted kitchen comprising a range of matching grey base cupboards and drawers with wood-effect work surfaces over, complemented by matching eye-level cupboards. The kitchen features grey wood-effect vinyl flooring, a stainless-steel 1.5-bowl sink with mixer tap, built-in fridge/freezer, and space and plumbing for a washing machine. There is a single electric oven with electric hob and extractor hood over. White tiled splashbacks and a uPVC double-glazed window overlooking the sunroom. Doors leading through to the living/dining room and sunroom.

SUNROOM
Single-glazed, with wood-effect flooring and a door providing direct access to the rear garden.

LIVING/DINING ROOM
Featuring wood-effect vinyl flooring, a uPVC double-glazed bay window and radiator, with a wide arched opening leading through to the open-plan dining area. The dining area benefits from a further uPVC double-glazed window with radiator beneath, with wall paneling to the left-hand wall.

LANDING
Grey carpet, hatch providing access to the loft (partially boarded), airing cupboard with shelving and combi boiler, and radiator.

BATHROOM
Suite comprising white low level W.C, pedestal wash hand basin, bath with separate shower over and glass screen, wood effect flooring, radiator.

BEDROOM 1
Grey carpet, wood paneling feature wall, uPVC double glazed window to rear, radiator.

BEDROOM 2
Grey carpet, wood paneling feature wall, uPVC double glazed window to front, radiator.

BEDROOM 3
Grey carpet, uPVC double glazed window to rear, radiator, built in wardrobes.

OUTSIDE

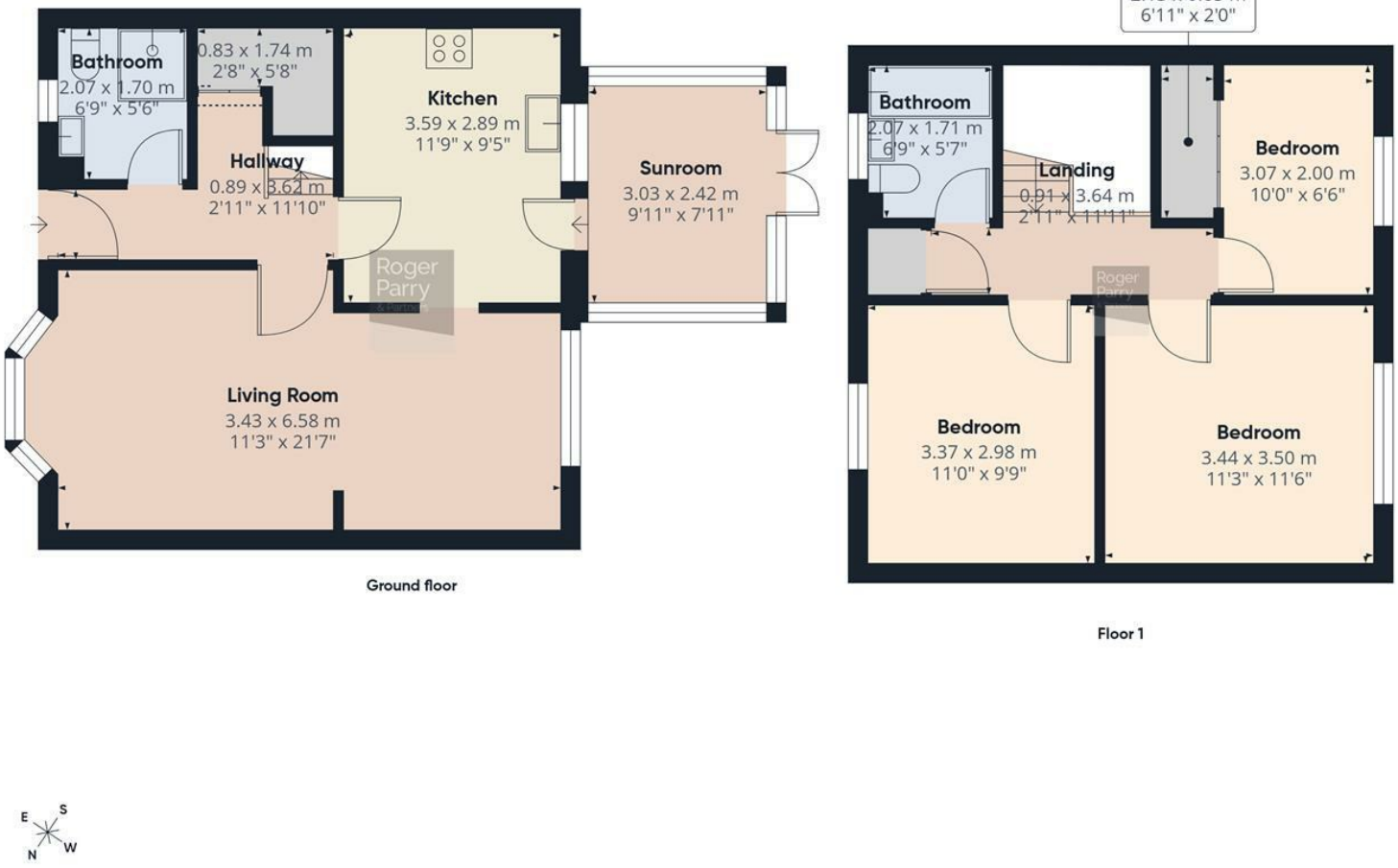
FRONT
To the front, the property benefits from a spacious driveway providing ample off-road parking, with a paved pathway leading to the entrance. The low-maintenance frontage is complemented by gravelled areas, timber fencing and a ramp with handrail leading to the door.

REAR
A low-maintenance, predominantly paved garden offering a practical space for seating and entertaining. A raised decked seating area provides a pleasant focal point, although the decking would benefit from some repair. The garden is enclosed by brick-built walls to the side and rear, with timber fencing to the remaining boundary, providing a good degree of privacy. There is also a brick-built storage shed, together with a timber shed, providing useful additional storage.

LOCATION
Set within an established residential area on the outskirts of Newtown, the property is ideally positioned for access to a range of local amenities and recreational facilities. Vaynor playing fields and nearby recreation grounds provide excellent opportunities for outdoor activities, while a selection of schools are also within easy reach, making the location particularly appealing to families. Everyday shopping and local amenities are approximately a five-minute walk away, with Newtown town centre accessible within around 15 minutes on foot or just five minutes by car. The property also benefits from convenient transport connections, with straightforward access to the town centre and the Newtown bypass via Llanidloes Road. For those travelling further afield, Newtown railway station provides regular services along the Cambrian Line, with connections east towards Shrewsbury and Birmingham and west towards Machynlleth, Aberystwyth and Pwllheli.

GENERAL NOTES
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.
SERVICES
We are advised that mains electric, water and drainage services are connected. Gas central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Download Speed: Standard 7 Mbps, superfast 80mbps, Ultrafast 1800 Mbps. Mobile Service: Likely
FLOOD RISK: Flooding from rivers: Very low risk. Flooding from the sea: Very low risk. Flooding from surface water and small watercourses: Risk between 1% and 3.3% chance each year.
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.
EPC: TBC
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.

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



Approximate total area(1)

88.1 m²

950 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Powys
Council Tax Band: C
EPC Rating: D
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.

Directions:

From Newtown town centre, head south on the A483 towards Llanidloes. At the traffic lights, take the turning for Dolfor Road and continue towards the residential area. Turn into Heol Vaynor and then take the turning into Lon Dolafon. Continue along Lon Dolafon, where No. 173 can be found on the left.

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, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.