





6 Tan Y Graig, Canal Road, Newtown, SY16 2JW
£177,500

A 3 bedroom semi detached house with garage, solar panels and far reaching countryside views. Situated within easy reach of Newtown in a quiet cul de sac. The property has been extended and now offers a modern fitted kitchen/breakfast room, 2 receptions, utility/cloaks and re fitted bathroom. South facing entertainment areas to the front and a tiered rear garden making the most of the views.
NO ONWARD CHAIN.



ENTRANCE CANOPY

Double glazed door and side screen to:

ENTRANCE HALLWAY

Radiator and staircase to the first floor with 2 cupboards.

SITTING ROOM

14'0" x 11'11" (4.28m x 3.65m)

Radiator, wooden fire surround with slate hearth and inset Ottawa Five log burner and a uPVC double glazed window to the front giving far reaching countryside views.

DINING/FAMILY ROOM

11'6" x 10'4" (3.52m x 3.17m)

Radiator, wood effect flooring, Tiled fireplace with electric fire and uPVC double glazed window to the rear aspect.

UTILITY/W.C.

8'10" x 5'2" (2.71m x 1.6m)

Low level W.C., wall mounted wash hand basin, work surface, part tiled walls, plumbing for a washing machine and tumble dryer and a uPVC double glazed window to the rear aspect.

KITCHEN/BREAKFAST ROOM

9'4" x 17'10" (2.87m x 5.45m)

Fitted with a range of modern high gloss base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, one and a half bowl sink with mixer tap under a uPVC double glazed window to the rear aspect, 5 ring gas hob with stainless steel extractor hood over, electric oven with space for microwave above, integrated tall fridge and freezer, integrated dishwasher, radiator, wood effect flooring, double glazed doors to the front and rear and uPVC double glazed window to the front with far reaching countryside views.

FIRST FLOOR LANDING

Hatch to boarded loft with drop down ladder, airing cupboard housing Worcester gas fired boiler and a uPVC double glazed window to the side.

BEDROOM ONE

9'5" x 12'8" (2.88m x 3.88m)

Fitted with a range of wardrobes with cupboards above to one wall, radiator and a uPVC double glazed window to the front with far reaching countryside views.

BEDROOM TWO

24'0" x 9'10" (7.33m x 3.02m)

With built in wardrobe with cupboard above, radiator, wood effect flooring and a uPVC double glazed window to the rear aspect.

BEDROOM THREE

9'8" x 8'0" (2.95m x 2.46m)

Radiator, double cupboard over the stairs and a uPVC double glazed window to the front with far reaching countryside views.

BATHROOM

Modern white suite with panel bath with mixer tap, shower attachment and glazed screen, low level W.C., vanity wash hand basin with mixer tap and cupboard below, heated towel rail and uPVC double glazed window to the rear.

OUTSIDE**FRONT**

The front garden is terraced and laid to slate chippings, steps lead up to the front door. There are 2 decked and 2 paved entertainment areas which make the most of the far reaching countryside views.

REAR

The rear garden is steeply terraced with a paved patio entertainment area to the lower level, steep steps lead up to the next level which has a paved patio entertainment area, steps lead up to the top level which is laid to grass. The rear garden backs onto woodland and enjoys lovely views over the house towards countryside beyond.

GARAGE

10'4" x 15'8" (3.15m x 4.79m)

Up and over door.

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. solar photovoltaic panels reducing daytime running costs. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 13 Mbps & Superfast 51 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very low. Flooding from the sea: Very Low. Flooding from surface water and small watercourses: Very Low.

COUNCIL TAX BANDING

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

SURVEYS

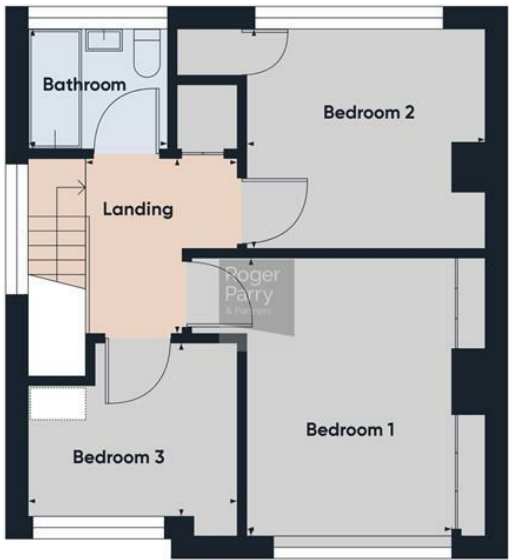
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

1221.38 ft²
113.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority: Powys County Council

Council Tax Band: D

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.

Directions:

Leave Welshpool on the A483, turn right on the B4389, after approx 10 miles turn right onto the B4389 and over the bridge taking the right hand turn onto B4568, after approx 1.5 miles take the right hand turning into Tan Y Graig and the property can be found on the left hand side as indicated by our for sale board. what3words: loafing.allow.wording

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



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.