

Roger Parry & Partners

Greenfields, Llanfair Road, Newtown, SY16 2DQ





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Offers In The Region Of £160,000

This well-proportioned five double bedroom end-terrace house is in need of renovation and updating. Conveniently situated within easy reach of the town centre, the property benefits from a rear garden, cellar and uPVC double glazing. Additionally, a strip of adjoining land, incorporating three basic metal garages, is included within the property boundary, as outlined in red on the plan.

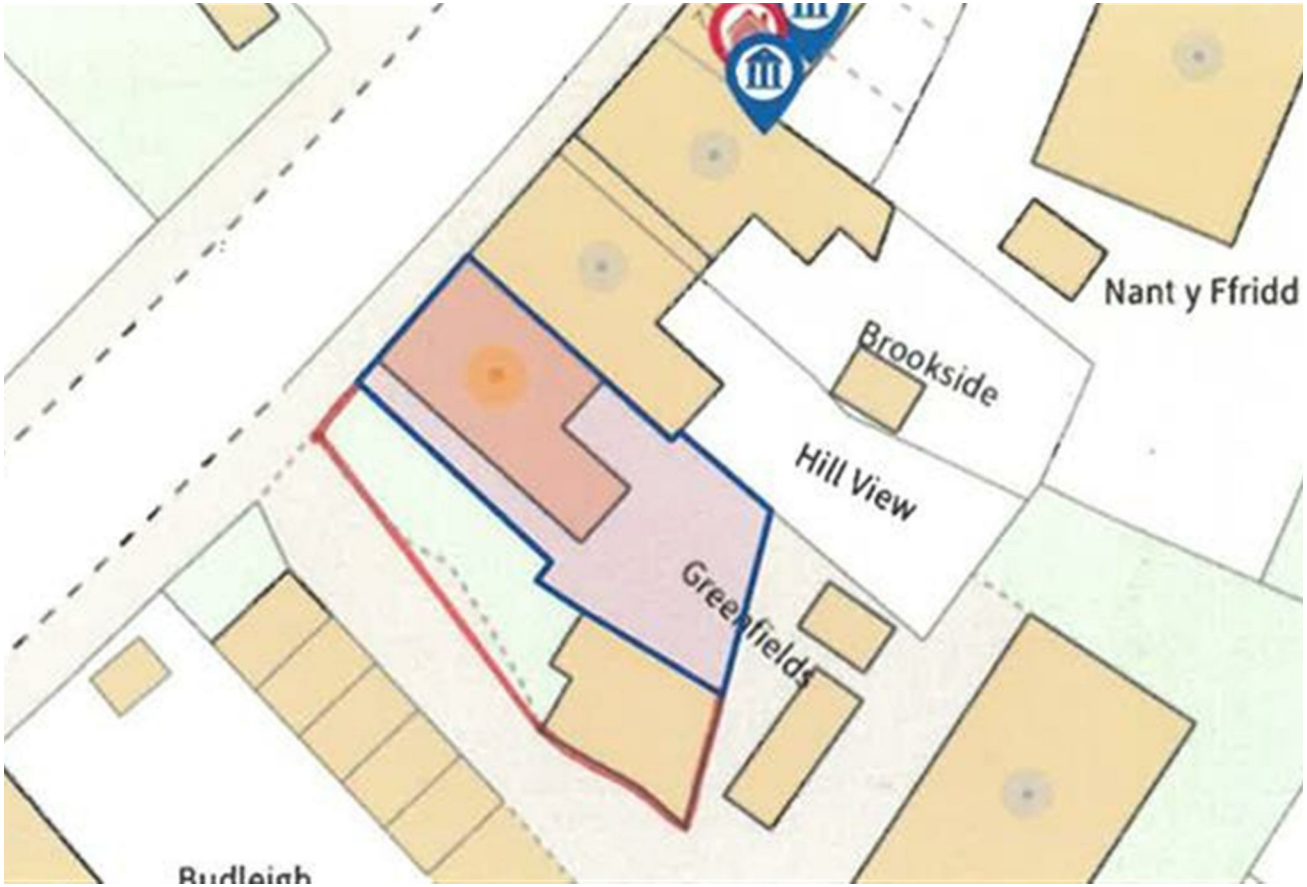











Nant y Ffridd
Brookside
Hill View
Greenfields
Rudleigh

ENTRANCE
Wood and glazed front door to:

ENTRANCE HALL
Leading to Lounge, cellar, sitting/dining room and kitchen, radiator, fitted floor to ceiling cupboard and staircase to upper levels.

CELLAR
With access staircase off hall, also access from the pavement, partitioned into 2 rooms.

LOUNGE
Exposed wooden floorboards, tiled fireplace. picture rail, coving and uPVC double glazed window to the front aspect.

DINING/SITTING ROOM
Exposed wooden floorboards, tiled fireplace. picture rail, radiator and uPVC double glazed window to the rear aspect.

KITCHEN
Quarry tiled floor, part tiled walls, alcove with chimney, floor to ceiling built in double cupboard, uPVC windows to side and rear, wall mounted central heating boiler and door to rear.

FIRST FLOOR LANDING
Leading to three bedrooms, bathroom, and the second floor, with a radiator and a uPVC double-glazed window to the side aspect.

BEDROOM 1
Exposed wooden floorboards, picture rail, wall mounted wash hand basin and uPVC double glazed window to the rear aspect with views towards countryside.

BEDROOM 2
Exposed wooden floorboards, picture rail, high level cupboard and uPVC double glazed bay window to the front aspect.

BEDROOM 3
Exposed wooden floorboards, built in wardrobe with cupboard above, radiator, picture rail and uPVC double glazed window to the front and side aspect.

BATHROOM
Pre 1960's vintage bathroom suite comprising high flush toilet, panel bath with electric shower over, wash hand basin, exposed wooden floorboards, radiator, airing cupboard housing tank and slatted shelving, built in cupboard and uPVC double glazed window to the side and rear aspect.

SECOND FLOOR LANDING
With uPVC double glazed window to the side aspect leading to two further bedrooms.

BEDROOM 4
Big enough for 3 single beds and having a built in cupboard, picture rail, exposed wooden floorboards and uPVC double glazed window to the front and side aspect with views towards countryside.

BEDROOM 5
Built in cupboard, picture rail, exposed wooden floorboards and uPVC double glazed window to the rear aspect with views towards countryside.

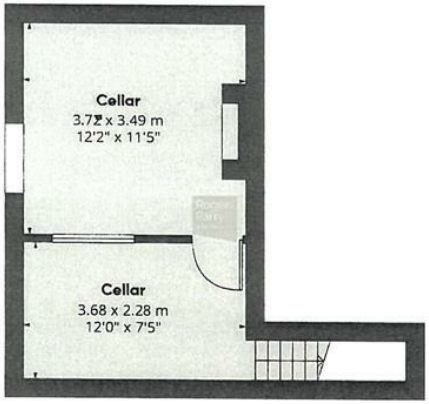
OUTSIDE
Path leads down the side of the house to the rear.
On street parking to the front of the property.

REAR
Patio entertainment area with the remainder laid to lawn. Garden shed-in need of repair but the vendors advise us it is waterproof. OUTSIDE TOILET.

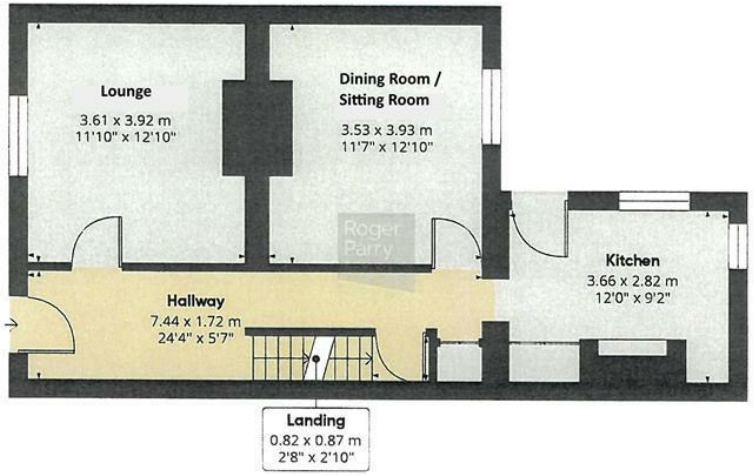
ADDITIONAL LAND
A strip of land along the side of the property, containing three garages, is included within the property boundary, as outlined in red on the plan.

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, drainage and water are connected externally. Gas central heating. We understand that the gas, water and electric are not currently connected internally. We understand the Broadband Download Speed is: Standard 10 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract 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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.
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.

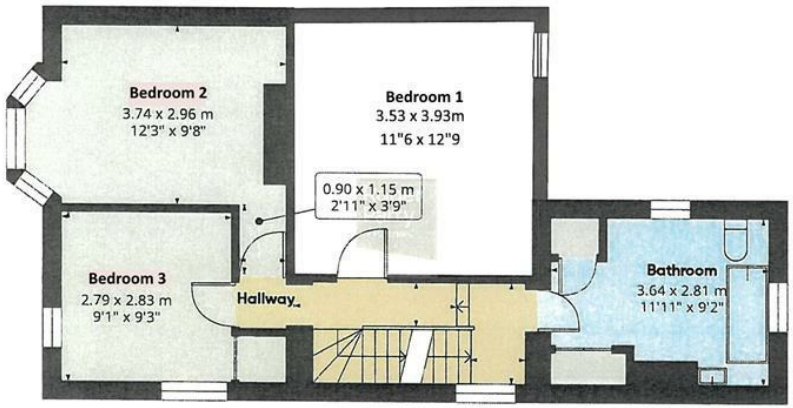
Floor Plan
(not to scale - for identification purposes only)



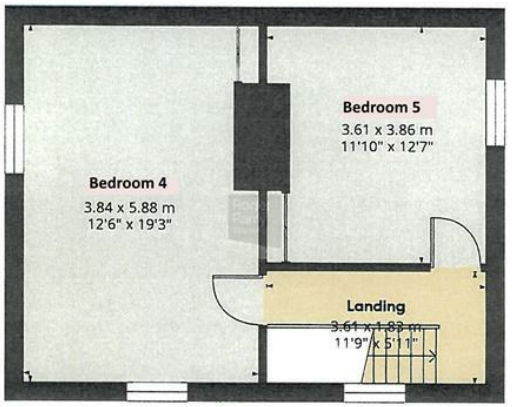
First Floor Building 1



Ground floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area(1)

161m2

1,733ft

(1) Excluding balconies and terraces

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 County Council
Council Tax Band: D
EPC Rating: E
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 Broad Street proceed over Longbridge turning right at the roundabout onto Commercial Street, take the second turning/fork left onto Llanfair Road. The property is a short distance on the right hand side.

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 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.