





New Haven, Red Bank, Welshpool, SY217PJ

£365,000

This immaculate, split-level bungalow offers breathtaking panoramic views stretching across Welshpool and the iconic Powis Castle. Boasting three spacious double bedrooms, a garage/store, off-road parking, and a charming garden. This property must be viewed to appreciate all that it has to offer.



DESCRIPTION

This meticulously maintained home is nestled in a sought-after location, balancing privacy with easy access to Welshpool's town centre and amenities. The split-level design provides spacious living, perfect for families and entertaining. Enjoy a well-equipped kitchen with a dining area and a bright sunroom. A useful utility room adds convenience. Downstairs, find two more double bedrooms and a spectacular lounge with stunning panoramic views. Step out onto the large deck, perfect for outdoor dining and enjoying arguably one of the finest views in Welshpool, overlooking the town, Powis Castle, and the scenic countryside beyond. Ample parking, a garage, and well-maintained gardens complete this exceptional property.

COVERED ENTRANCE PORCH

Large covered entrance porch with light, uPVC double glazed doors to the front, wood effect flooring, door to garage and composite front door and side screen to:

ENTRANCE HALL

Radiator, cloaks cupboard, boiler cupboard housing the Worcester oil fired boiler with slatted shelving, high uPVC double glazed window, wood effect flooring with five steps down to the lower hallway.

KITCHEN AND BREAKFAST ROOM

Newly fitted with a range of base cupboards and drawers with work surfaces over, matching eyelevel cupboards with lighting under, double oven with cupboards above and below, five ring halogen hob with extractor hood over, one and a half bowl black sink with mixer tap under a uPVC double glazed window overlooking the side, part tiled walls, two high-level uPVC double glazed windows, glass fronted display cupboard, breakfast bar overlooking the sitting room, wood effect flooring, space for American style fridge freezer, pullout larder cupboard, built-in wine rack, contemporary ladder heater towel rail, recess for a microwave with a cupboard over, door to utility room and uPVC double glazed patio doors to the dining room.

DINING ROOM

Brick and uPVC double glazed construction with one way film, wood effect flooring, radiator, display recess.

UTILITY ROOM

Plumbing and space for washing machine and dishwasher with worksurface over, cupboard and shelving with work surface over, corner cupboard, composite door to the front and a uPVC doubled glazed window to the side.

CLOAKROOM

Low level WC with integrated wash hand basin with mixer tap, wood effect flooring, extractor fan and automatic light.

BEDROOM THREE

Radiator, wood effect flooring, uPVC double glazed window to the front and uPVC double glazed patio doors leading to the garden room.

BATHROOM

Modern white suite comprising of a spa bath, vanity wash hand basin with mixer tap and cupboards below, corner shower cubicle, wood effect flooring, uPVC double glazed window to side and automatic spotlights.

GARDEN ROOM

Wooden construction with uPVC double glazed windows and French doors to the front with views towards open countryside. Hot tub and composite door to the rear.

LOWER HALLWAY

Wood effect flooring, doors to bedroom one and two and the sitting room.

BEDROOM ONE

Radiator and uPVC double glazed windows to rear and side with far reaching views across Welshpool.

BEDROOM TWO

Built-in double wardrobe with cupboards over, display shelving, radiator and uPVC double glazed window with with more magnificent views.

SITTING ROOM

Two radiators, wood effect flooring, uPVC double glazed French door and window leading to the decking with views towards open countryside.

CELLAR

Steps down, radiator, power light.

OUTSIDE

A steep driveway descends to a level parking area accommodating two vehicles, complemented by well-maintained flower and shrub borders. A garage equipped with power and light, and twin doors providing secure parking and storage. The side garden features raised vegetable beds and a pathway leading to a lower level lawn, adorned with established flower and shrub borders. An orchard, complete with a connecting path and gate, offers convenient and direct access to Welshpool town. The rear garden presents a sloping lawn area, enhanced with further flower and shrub displays, and a practical garden shed. A large decked entertainment area provides an ideal setting for outdoor living and enjoyment of the stunning panoramic views overlooking the town. Useful storage space is available beneath the decking. Steps from the garden room's decked area provide seamless access to the maintained gardens below. The outside of the property is further enhanced with exterior lighting, an external socket, an outside tap, and an electric car charger.

GARAGE/STORE

With uPVC double glazed doors to the front.

AGENT 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 and water are connected. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 Mbps & 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: Very Low Risk

COUNCIL TAX BANDING

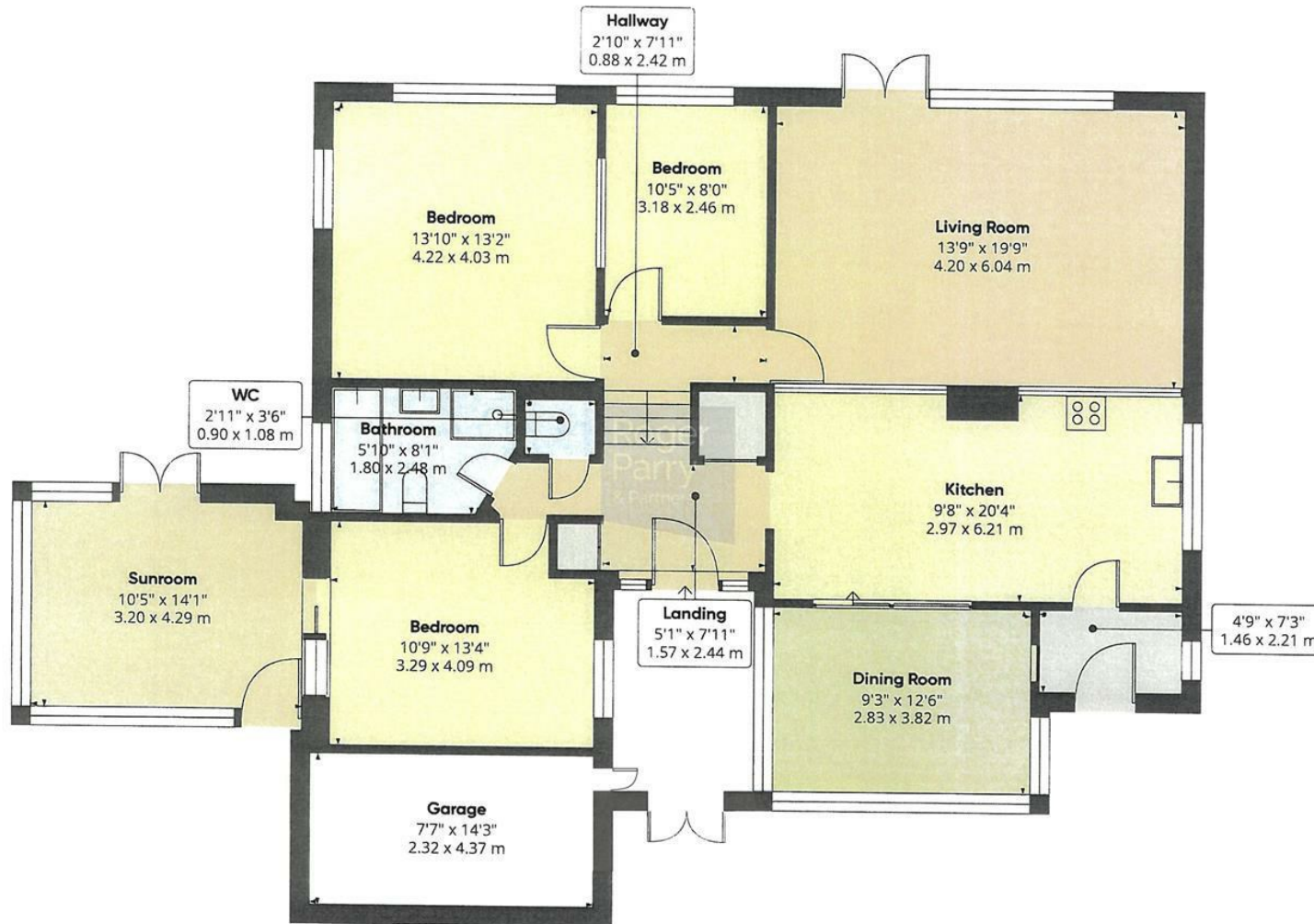
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

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^m
1469.6 ft²
136.53 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground floor

General Services:

Local Authority: Powys

Council Tax Band: E

EPC Rating: E

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, 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.