



## 130 Lon Pantyllyn, Newtown, Powys, SY16 1QJ

Deceptively spacious THREE BEDROOM (one ensuite) property of generous proportions with delightful, enclosed large gardens at the rear and having the benefit of a large workshop, additional shed, and attractive seating areas. Off-road parking conveniently located immediately in front of the property.

- \* Entrance Hall \* Cloakroom with WC \* Open-plan Lounge/Dining Room \* Conservatory \*
- \* Kitchen/Breakfast Room \* Utility Room \* Three Bedrooms (one ensuite) \* Bathroom \*
- \* uPVC Double Glazing \* Gas Central Heating \* EPC rating D / EER 58 \*

**£167,950 Price**  
**Freehold**

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**ACCOMMODATION comprises:**

**Entrance Hall**

Tiled floor, radiator, built-in Cloak Cupboard with fuseboard, shelving and light.

**Cloakroom**

Dual flush WC. Wash hand basin set in tiled worktop with double cupboard under.

Tiled floor. Extractor fan.

**Open-plan Lounge/Dining Room**

*5.72 x 5.14 (18'9" x 16'10")*

Spacious room of generous proportions having large window to front and with sliding patio door into the conservatory at the rear, overlooking the garden

Two radiators. Fitted carpet.

**Conservatory**

*3.58 x 2.41 (11'8" x 7'10")*

Glazed to three aspects on dwarf brick wall and having uPVC clad roof.

Exposed brickwork, shelving, wall lights,

fitted carpet.

Glazed French doors give access to the rear garden.

**Kitchen/Breakfast Room**

*5.27 x 3.17 (17'3" x 10'4")*

Good range of matching base and wall units with worktops and tiled splashbacks over and incorporating a single drainer sink with mixer tap.

Slot-in double electric oven having four burner gas hob and extractor fan over.

Space and plumbing for white goods. Wall mounted gas boiler. Understairs cupboard. Tiled floor. Radiator.

Window to rear and half-glazed door to Utility Room.

**Utility Room**

*2.89 x 2.15 (9'5" x 7'0")*

Glazed to three aspects with uPVC clad ceiling and having glazed external door to rear garden.

Worktops with base units under. Space

and plumbing for washing machine and tumble drier. Concrete floor.

**FIRST FLOOR**

From the Entrance Hall a staircase with fitted carpet rises to the First Floor.

**Landing**

Fitted carpet, radiator. Access-hatch to roof space.

Built-in Storage Cupboard. Built-in Airing Cupboard with hot water cylinder and batten shelving over.

**Bedroom 1 (ensuite)**

*3.53 x 2.71 (11'6" x 8'10")*

Fitted carpet, radiator, large window to front.

**Dressing Room Area**

Having hanging rails and space for shelving.

**Ensuite Shower Room**

WC suite, wash hand basin with mirror over. Fully tiled and enclosed cubicle with electric shower heater and glass sliding door.

Ladder-style radiator. Majority tiled walls. Fitted carpet. Obscure window to front.



## Bedroom 2

4.32 x 2.89 (14'2" x 9'5")

Fitted carpet, radiator, dado rail. Two tall windows to rear.

## Bedroom 3

2.80 x 2.35 (9'2" x 7'8")

Fitted carpet, Tall window to rear.

## Bathroom

2.59 x 2.35 (8'5" x 7'8")

WC suite, pedestal wash hand basin with tiled splashback, shelf and mirror over.

Panelled bath with twin handgrips and having electric shower heater with rail and curtain over. Fully tiled surround.

Fitted carpet, radiator, obscure window to rear.

## Outside

The property has a concrete parking area and a slabbed pathway to the front door flanked with a gravelled bed and some attractive shrubs.

The rear of the property, which can also be accessed through a wicket gate at the side of the rear garden provides an excellent sized, enclosed area comprising a lawned area, ornamental

pond and paved patios and seating areas. There is an attractive hedged boundary to the rear.

A large workshop with light and power connected and windows overlooking the garden provides a useful space. A further wooden shed is also included in the sale.

## Local Area - Newtown

Nestling on the banks of the River Severn in the heart of mid Wales, Newtown is a pretty market town with a rich industrial heritage, surrounded by beautiful countryside.

Newtown provides excellent shopping facilities, independent stores and large supermarkets. It also has a cottage hospital, primary and secondary schools, leisure centre with gym and swimming pool, doctors surgery and dental practice. It boasts excellent transport links by road, by bus and by train with a station on the Heart of Wales railway line offering easy connections to Aberystwyth, Shrewsbury and Birmingham offering further connections to London and beyond.

In addition to its many attractions, as the largest town in central Wales, Newtown provides the ideal base to explore the surrounding countryside. There are nature reserves, canal paths, the Severn Way and many local walks and cycling routes to enjoy.

## Services

Mains electricity, gas, water and drainage.

## Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

## Council Tax

We are advised that the property is in Council Tax Band B.

## Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)

## The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral

representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services,

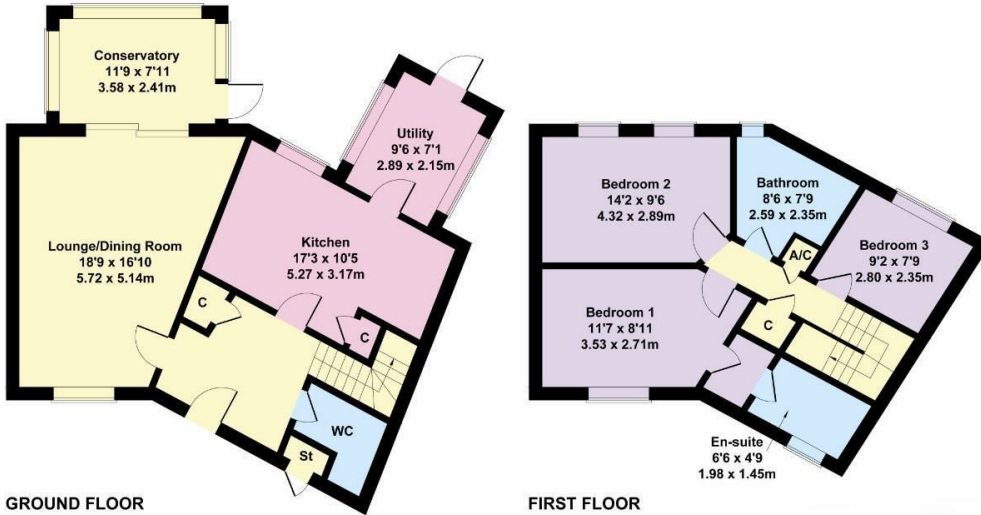
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**PMA Reference**  
1206925424

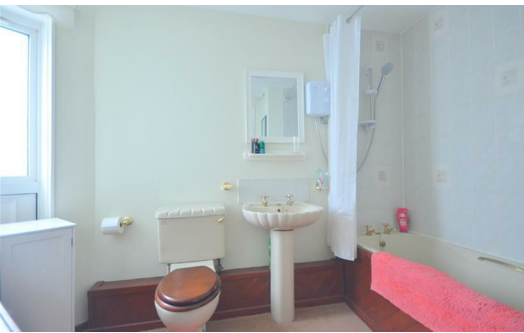
**130 LON PANTYLLYN, NEWTOWN, POWYS, SY16 1QJ**

Approximate Gross Internal Area  
1335 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2023  
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norman lloyd



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