

Holters

Local Agent, National Exposure

7 Rosemary Drive, Tregynon, Newtown, SY16 3EG

Offers in the region of £195,000



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Welcome to 7 Rosemary Drive, a wonderful 3 bed semi-detached home, tucked away in a quiet cul-de-sac, in the popular village of Tregynon. This property is the perfect fit for a first time buyer, small family or a buy to let investment, so make sure to contact us and arrange your viewing.

Key Features

- Well Presented Semi-Detached Home
- 3 Bedrooms
- Family Bathroom
- Kitchen / Dining Room
- Spacious Living Room with Large Bay Window
- Enclosed West-Facing Rear Garden
- Idyllic Village Location
- Detached Garage
- Off Road Parking
- EPC D

The Property

7 Rosemary Drive is a lovely semi-detached three bedroom property set in a residential cul-de-sac in the idyllic village of Tregynon.

This well presented property offers 3 bedrooms, a large reception room, enclosed rear garden, detached garage and a driveway providing off road parking for 3 cars.

From the private driveway you step into the enclosed entrance hall leading to the kitchen diner on your left and living room to the right.

The spacious living room includes a large bay window with views up to the nearby countryside making this a light and airy space.

The kitchen includes space for a small

family dining table and benefits from access to an understairs pantry, under cabinet fridge, washing machine and dishwasher.

On the first floor, a landing area gives way to the 3 bedrooms, family bathroom and the airing cupboard. Both bedrooms one and two are doubles, with built-in wardrobes.

The stunning modern bathroom includes a bath with shower unit, satin white brick tiles, brass fittings and navy accents.

To the rear of the property you will find the lovely enclosed west-facing cottage garden comprising of both paved and lawned sections. There is a detached garage with lighting and electric socket points. The garden can be accessed from the exterior door of the kitchen as well as through the integrated side gate from the driveway.

Location

7 Rosemary Drive occupies an idyllic setting within the popular village of Tregynon in the heart of the beautiful Mid Wales. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as

far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Tregynon is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and sits alongside the B4389 between the small town of Llanfair Caereinion (6 miles north) and much larger town of Newtown (5 miles south). The village offers useful facilities to include a church, a primary school, garage, shop, post office and a village hall which hosts a number of active social groups and clubs throughout the year.

Tregynon is also home to the Gregynog Estate. There has been a Hall at Gregynog since the 12th Century. The current Hall which is around 150 years old was home to the renowned Davies sisters. The sisters lived at Gregynog from 1924, and turned it into an important centre for music, the arts and fine printing. They decorated it with their priceless collection of paintings by Renoir, Monet, Cezanne and many others. These works now hang in the National Museum of Wales in Cardiff but many lesser known pictures and some fine prints and pieces of sculpture remain at Gregynog.



The Estate is now open as a Events venue and the Grounds, comprising of 750 acres, a National Nature Reserve, as well as Grade 1 Listed gardens, café and gift shop are open to the public and extremely popular with dog walkers, heritage lovers and families.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band D

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

dispenser.belt.radiated

Nearest Towns/Cities

- Newtown - 6 Miles
- Llanfair Caereinion - 6 Miles
- Welshpool - 13 Miles
- Llanidloes - 19 Miles
- Machynlleth - 29 Miles
- Shrewsbury - 30 Miles

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and

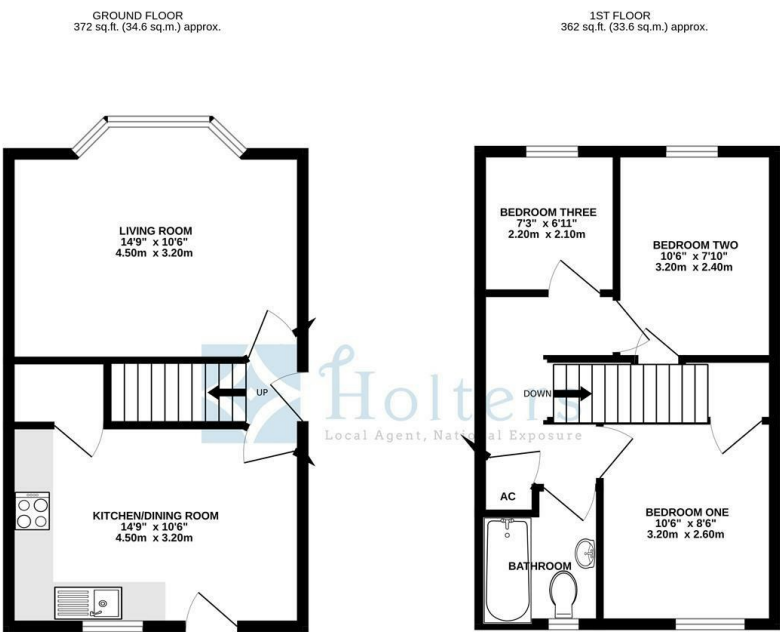
rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

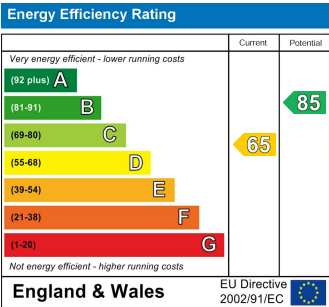
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessor and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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