

Llanidloes Road, Newtown, SY16

£283,000

None

Tenure: Freehold, **Bedrooms:** 3

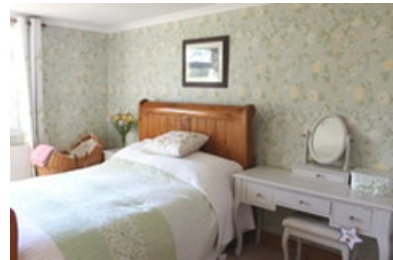
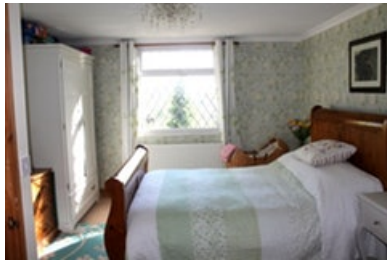
HouseSimple is pleased to present a rare opportunity to own an enchanting detached bungalow residence with far reaching views over the Mid-Wales countryside, in a landscaped one acre woodland garden with paddock. Construction The property is of wooden construction under a tiled roof, the property

Key features:

- 3 bedroom
- Open outlook
- Parking for several vehicles
- one acre gardens
- paddock
- Stable and outbuildings
- Conditional approval for extension

Extra info:

- **Property Age:** 70 years
- **Council Tax:** Band C (£1212.31 per-annum)
- **Double Glazing:** All
- **Heating:** Solid Fuel
- **Parking:** Private Driveway



HouseSimple is pleased to present a rare opportunity to own an enchanting detached bungalow residence with far reaching views over the Mid-Wales countryside, in a landscaped **one acre** woodland garden with paddock.

Construction

The property is of wooden construction under a tiled roof, the property has been much improved by the current owners, including a new roof and extension in 2010, new sewage treatment plant installed 2018 costing £15,000 and new driveway.

Double glazed throughout

Conditional approval has been granted for an extension to provide an extra bedroom, living room and relocate the kitchen to the current living room.

Full Description

Detached "Cottage Style" Property in an elevated location with far reaching views over the surrounding Mid-Wales countryside to the hills beyond. Spacious Sitting/dining Room with recessed fireplace, Kitchen with pantry. Main Bedroom and adjoining nursery. Bathroom, Two Further Double Bedrooms, Bathroom.

Extending to **1 Acre** (or thereabouts) of garden grounds and paddock

Penstrowed is approximately two miles away from Newtown, having primary and secondary school education and shops as well as doctors and dentists surgeries. Several supermarkets including Tesco's, Lidl's and Morrisons, bus and train station are located in the town, Welshpool approximately 12 miles away.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION AND CONDITION OF THE PROPERTY.

Constructed of wood under a tiled roof, with Accommodation comprising:-

Entrance porch With canopy, half glazed with ceramic tiled floor. Glazed door to:

Lounge and dining area 17'7" x 14'6" 5.37m X 4.43m, 2 windows. French doors to gardens, 4 double power points, 2 satellite TV points, master phone socket, radiator. Wooden floors. Aga Minsterley multi-fuel boiler stove with brick surround and oak mantle. Views over garden and open countryside.

Kitchen 14'2" X 6'5" 4.31m X 1.96m Fitted with a range of wood effect units. Inset 1 1/2 bowl enamelled single drainer sink with chrome mixer tap. Plumbing for automatic washing machine, 3 double power points. Cooker point. Radiator. Door leading to the pantry. Stable door leading to graveled seating area.

Master bedroom 14'6 x 11'8" 4.43m x 3.55m (max) 2 double power points, radiator. **With door leading tonursery** 7'9" x 6'4" 2.36m x 1.94m 2 double power points, radiator. Tthe current owners use this room as a nursery but it has planning permissioin to be an en-suite.

Bedroom 2 13'5" x 8'1" 4.09m x 2.47m (max) Double bedroom. 3 double power points, radiator. Large window with views over the garden

Bedroom 3 13'2" x 8'5" 4.01m x 2.57m Double bedroom. 2 double power points, radiator.

Bathroom With double ended bath tub, w.c, Vanity washbasin and toilerty cupboard below. Airing cupboard housing emersion

Outside The gardens are a delightful feature of the property. To the front a winding pathway leads to a decked area in front of the house. Gravelled seating area. The gardens have mature oaks and horse chestnuts to name a few.

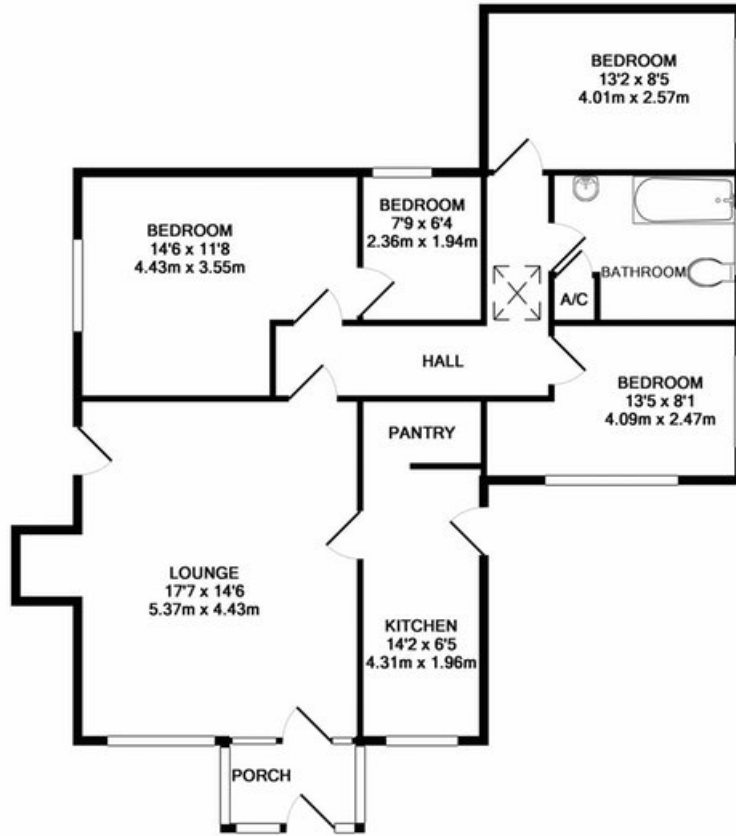
Natural stream with bridge over. Cascading water feature.

Planting area including a Polytunnel, 2 greenhouses, beds and friut trees

Paddock with stable 12' x 8'8" overall, including feed store to the side.

Large parking area with parking for several vehicles.

Floor plan:



TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

Cedar Cottage, Llanidloes Road, NEWTOWN, SY16 4HZ

Dwelling type: Detached bungalow	Reference number: 8631-6925-5990-0669-4906
Date of assessment: 01 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 May 2019	Total floor area: 90 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,297
Over 3 years you could save	£ 735

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 735 over 3 years </div>
Heating	£ 2,250 over 3 years	£ 1,989 over 3 years	
Hot Water	£ 855 over 3 years	£ 381 over 3 years	
Totals	£ 3,297	£ 2,562	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a3; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #99d8c9; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #d9ead3; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">58</td><td style="text-align: center;">77</td></tr> </table>	Current	Potential	58	77	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
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Current	Potential												
58	77												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Floor insulation (suspended floor)	£800 - £1,200	£ 273
3 Solar water heating	£4,000 - £6,000	£ 387

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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