



CAE BRWYN

KERRY COMMON ROAD, NEWTOWN, SY16 4NY

- A modern detached 4 bedroomed Family House
- 2 Reception Rooms and recently fitted Kitchen
- Rural village location with views over open fields to rear
- UPVC Double Glazing and Oil Fired Central Heating

Offers in the region of £235,000

SITUATION

DESCRIPTION

SITUATED ON THE EDGE OF THE VILLAGE WITH FAR REACHING VIEWS OF THE SURROUNDING COUNTRYSIDE Cae Brwyn is a modern detached family dwelling house which is tastefully appointed and presented in excellent order throughout. The accommodation has the benefit of UPVC double glazing and oil fired central heating. This family home features 2 reception rooms together with recently fitted kitchen/dining area, utility and cloakroom to the ground floor. To the first floor 4 bedrooms are arranged around a central galleried landing with a family bathroom. Externally the property occupies a front lawn area with generous driveway for parking. The rear garden is pleasantly enclosed featuring a large decked sitting out area to enjoy the wonderful views.

DIRECTIONS

From Newtown proceed along the A483 towards MacDonalds and at the traffic lights take the A489 signposted Craven Arms / Kerry. Proceed approximately 3 miles. On entering the village of Kerry

Entrance Porch:

Canopy with light.

Entrance Hall:

11'8 x 6'1 (3.56m x 1.85m)
with UPVC entrance door, pendant light, radiator, BT point, power point. Under stairs storage Cupboard.

Kitchen / Dining Area:

18'0 x 9'9 (5.49m x 2.97m)
with two large windows to rear countryside views, recently fitted kitchen with wall and base cupboards, integral dishwasher, stainless steel electric double oven, four ring ceramic hob, extractor hood over, worktops, 1 bowl stainless steel sink, two pendant lights, radiator, power points, BT point, oak flooring.

Utility Room:

9'9 x 9'6 (2.97m x 2.90m)
with window to rear, wall cupboards, Belfast sink, strip lighting, plumbing for washing machine, radiator, power points, tiled floor, 'Worcester' combi boiler. Door to rear large decked area.

Toilet:

WC, pendant light, radiator.

Games Room / Reception Room:

15'8 x 9'7 (4.78m x 2.92m)
with windows to front and side, spotlights, radiator, power points.

Lounge:

11'8 x 11'6 (3.56m x 3.51m)
with window to front, pendant light, three up lighters, feature stone fireplace with mantle piece over, TV point.

Landing:

with window to front, pendant light, radiator, power points, Loft access: fully boarded with light.

Airing Cupboard:

with shelving, hanging rail and radiator.

Bedroom 1:

11'6 x 9'8 (3.51m x 2.95m)
with window to front and side, fitted wardrobes (his and hers) with storage over, dressing table with mirror, pendant light, radiator, power points.

Bedroom 2:

11'8 x 9'6 (3.56m x 2.90m)
with window to front and side, pendant light, radiator, power points.

Bedroom 3:

10'3 x 9'8 (3.12m x 2.95m)
with window to rear, pendant light, radiator, power points.

Bedroom 4:

9'8 x 9'5 (2.95m x 2.87m)
with window to rear view, pendant light, radiator, power points.

Bathroom:

with white suite comprising panelled bath with shower over, W.C, pedestal wash basin, part wall tiling, radiator, pendant light, shaver point.

Outside:

Shed:

19'4 x 14'6 (5.89m x 4.42m)
with oil tank, doors, light, power points.
Large Decked Area
Paved area
Outside tap
Parking for 4 / 5 vehicles
Lawned area to front

Council Tax: To be confirmed by Powys County Council. Tel: 01938 552828.

Tenure: Freehold.

GENERAL INFORMATION

VIEWING

By strict appointment with the selling agents Norman Lloyd on 01686 626 496

TENURE

We understand that the property is Freehold, however prospective purchasers are urged to make their own enquiries through their legal advisors.

NEGOTIATIONS

Prospective purchasers are requested to conduct all negotiations through the Selling Agents.

SERVICES

Please note:- Any services heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.



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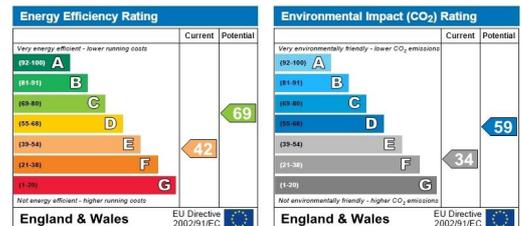
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PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures or fittings, services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. Norman Lloyd endeavour to draft these details accurately and reliably taking reasonable steps to verify the information. The Vendor/s have also acknowledged these details are true and accurate. However if there is any point that is of particular importance to you, please contact our offices and we will be pleased to confirm the position for you.