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## Cambrian House, Brimmon Lane, Newtown, SY16 1BY

- Much Improved & Large Detached 5 Bedroom House • Close to Town Centre • Very good range of flexible accommodation or an ideal Bed & Breakfast • Elevated views over the town & surrounding countryside • Entrance Hall, Living Room, Dining Room, Study, Kitchen, Utility • Master Bedroom with large En Suite • Gallery Landing, 4 Further Bedrooms, 3 with En Suites • Shower Room, 2 Sun Rooms • Large Garage with WC & Utility Area • Lawned gardens • Viewing Highly Recommended • EPC - TBC •



**£315,000**

Newtown Office 01686 626160 [newtown@morrismarshall.co.uk](mailto:newtown@morrismarshall.co.uk)

## On the Ground Floor

**Entrance Hall** With staircase to First Floor, radiator, entrance door and side windows, under-stairs storage recess, access to Cellar with lighting.

**Living Room** 3.92m x 4.47m (12'10" x 14'8") (into recess) bay window to front, radiator, open fire with attractive tiled back, paved hearth and wooden surround, shelved unit with storage cupboard under, part glazed door to Study.

**Study** 2.97m x 4.41m (9'9" x 14'6") Attractive front outlook, UPVC double glazed French doors to side garden, radiator.

**Dining Room** 4.43m x 3.35m (14'6" x 11'0") Bay window to front, fireplace with tiled and wooden surround with paved hearth, radiator.

**Kitchen/Breakfast** 4.49m x 3.05m (14'9" x 10'0") Excellent views over the surrounding countryside and St Davids Church from picture windows to front and side, UPVC double glazed rear entrance door, white ceramic 1½ bowl single drainer sink unit with mixer tap, fitted wall and base cupboards with worktop surfaces and tiled splashbacks, Range cooker with gas hob and extractor hood over, recesses for appliances with plumbing for dishwasher, inset ceiling spotlights.



## **Inner Hall**

**Shower Room** Comprising white suite with pedestal wash basin, WC low suite, shower cubicle with overhead electric shower with tiled surrounds and tiled walls to dado height, and glazed screen.

**Master Bedroom** 4.67m x 5.51m (15'4" x 18'1") (max) walk-in wardrobe with hanging rails, built-in double wardrobe with hanging rails, radiator.



**En Suite Bathroom** 2.89m x 2.60m (9'6" x 8'6") Spacious bathroom with large bath tub, pedestal wash basin, WC low suite, tiled walls to dado height, heated towel rail, separate tiled shower cubicle with overhead direct feed shower.



## **Lobby**

## On the First Floor

**Gallery Landing** Bay window to front with delightful views of the town and surrounding countryside beyond, radiator, central heating thermostat control, built-in storage cupboard with shelving.

**Front Bedroom (2)** 4.49m x 3.79m (14'9" x 12'5") (including En Suite) radiator, access to loft, door leading to Conservatory.

**En Suite Shower Room** Fully tiled and comprising tiled shower cubicle with overhead direct feed shower, tiled splashbacks, WC low suite, pedestal wash basin, heated towel rail.

**Conservatory** 4.47m x 3.02m (14'8" x 9'11") With very attractive views over the town and countryside beyond, radiator.



**Rear Side Bedroom (3)** 4.64m x 4.00m (15'3" x 13'1") Radiator, loft access. Door to staircase leading to rear parking area (providing private access to an ideal treatment room/office).

**En Suite Shower** Fully tiled and comprising WC low suite, pedestal wash basin, tiled shower cubicle with overhead electric shower, electric light and shaver point, heated towel rails.

**Rear Side Bedroom (4)** 3.40m x 3.01m (11'2" x 9'11") Radiator.



**En Suite Bathroom** Fully tiled to three walls and comprising white suite with panelled bath with overhead shower mixer and glazed shower screen, WC low suite, radiator, electric light and shaver point.

**Front Bedroom (5)** 3.49m x 2.98m (11'5" x 9'9") Built-in double wardrobe with louvred sliding doors, built-in single wardrobe and built-in storage cupboard, radiator, loft access, attractive views over the town and countryside beyond, potential space to create an En Suite within this bedroom.

**Sun Room** 3.00m x 4.41m (9'10" x 14'6") With windows to 3 sides providing attractive views over the town and countryside beyond, potential to remove this conservatory and create a roof terrace instead if desired.

#### Outside

A concrete driveway provides parking for a number of vehicles and access to the Garage.

Further gravelled parking area to the lower end of the garden.

Outside tap and lighting, power point.

Terraced front garden with level front and side lawn areas.

**Garage** 10.41m x 2.58m (34'2" x 8'6") With up and over door, power and lighting, gas fired central heating boiler.

#### Separate WC

**Utility Area** plumbing for washing machine, base unit with sink and drainer inset.

#### Services

Mains Electricity, Gas, Water and Drainage.

Gas fired central heating.

**N.B.** The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

#### Council Tax

Band 'F' (online enquiry).

#### Tenure

Freehold.

#### Energy Performance Certificate (EPC)

A copy of the EPC is available on request or from our website.

#### Viewing

By appointment through the Agents.

#### Directions

From the town centre proceed over longbridge turning right at the roundabout onto Commercial Street and continue to the traffic lights by McDonalds and proceed straight ahead for Kerry. Take the next right and then left by Pryce Jones. Turn immediately left, which is slightly concealed, and proceed over the railway bridge, bear to the left and Cambrian House is directly ahead.

#### Website

To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk). Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

#### **Morris Marshall and Poole**

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