



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

[www.morrismarshall.co.uk](http://www.morrismarshall.co.uk)



## 138A Garth Owen Newtown, SY16 1JR



- Well Presented Two Bedroom First Floor Maisonette of Cornish Construction • Located on popular residential estate • Within walking distance of Newtown High School, 2 Primary Schools & other amenities • Large Living Room, Kitchen • 2 Bedrooms (one with built-in wardrobe, one partitioned to create 3rd bedroom but could also be used as an office or dressing room), Bathroom • Private garden to rear, front parking • Gas central heating with new combi boiler (fitted 2015) • EPC - D (67) •



# £72,500

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

**Accessed via a side path to the right of the property the accommodation comprises:**

**Entrance Hall** UPVC double glazed and panelled entrance door, staircase leads to:

**Landing** With central heating thermostat, radiator, loft hatch to insulated loft.

**Living Room** 4.39m x 3.35m (14'5" x 11'0") gas coal effect fire with timber surround, radiator.

**Kitchen** 4.13m x 3.06m (13'7" x 10'0") (max) stainless steel single drainer sink unit, fitted base, drawer and wall cupboards with worktop surfaces and tiled splashbacks, recesses for appliances and plumbing for washing machine, laminate floor, radiator, built-in airing cupboard with new gas fired combi condensing boiler (fitted 2015) and slatted shelving.

**Bedroom (1)** 5.52m x 2.75m (18'1" x 9'0") (max) radiator, built-in wardrobe with hanging rail and shelving.



**Bedroom (2)** 3.66m x 2.63m (12'0" x 8'8") (max) radiator.

**Dressing Room** 2.16m x 1.67m (7'1" x 5'6") currently used as a 3rd Bedroom housing a child's bed, with radiator and built-in wardrobe with hanging rail and shelving.

**Bathroom** 2.00m x 1.74m (6'7" x 5'9") comprising panelled bath with overhead electric shower, washbasin, WC low suite, radiator, tiled splashbacks.

#### Outside

Side pathway from front leads to entrance door. This pathway also extends to the private rear garden comprising a level lawn and detached garden Outbuilding with power and lighting.

#### Services

Mains electricity, water and drainage.  
Gas central heating with combi condensing boiler fitted 2015.

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

#### Council Tax

Band 'B' (online enquiry).

#### Tenure

Leasehold: A 125 year lease granted on 29th January 1990 with a ground rent of £10.00 per annum and an annual insurance payment (with the most recent bill being paid at £156.09 covering 4th March 2019 to 3rd March 2020).

#### Energy Performance Certificate (EPC)

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

#### Viewing

By appointment with the Agents.

#### Directions

From the town centre proceed to the traffic lights by the Former St Davids Church turning right on to New Road, at the next set of traffic lights turn left up Dolford Road, take the next right into Garth Owen. Continue past the shops on the left and take the second left thereafter. After a short distance turn right and number 138 is the seventh property along on the right hand side with 138A being on the first floor, accessed via a pathway to the right of the property.

#### Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

#### Mortgage Services

If you require a mortgage (whether buying through ourselves or any other agent) then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

#### 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, and arrange a market appraisal of your property.

#### **Morris Marshall & Poole with Norman Lloyd**

01686 626160

Ref: 2019/S KAE 04/19

