



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



14 Campion Close Llanllwchaiarn, Newtown, SY16 2TD



- Semi Detached House in cul-de-sac • Situated on popular residential estate outskirts of the town, Newtown 1 mile • The accommodation has been upgraded to a high standard • Lounge, Kitchen • Double Bedroom, Bathroom • Side & rear garden • Parking Space • Double Glazed • Gas central heating • Ideal investment property or for First Time Buyers • Viewing Recommended • EPC - D (68) •



£92,500

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

The accommodation comprises:

On the Ground Floor

Entrance Canopy with bin store and meter cupboard.

Lounge 3.55m x 4.33m (11'8" x 14'2") entrance door, oak floor, side bay window, 2 radiators, understairs cupboard, staircase to first floor, archway through to Kitchen.

Kitchen 2.05m x 1.76m (6'9" x 5'9") modern cream gloss units comprising base, drawer and wall units with worktop surface, built-in oven, 4-ring halogen hob with extractor hood over, tiled floor, part tiled walls, gas central heating boiler, recess and plumbing for washing machine, inset stainless steel sink unit, central heating clock.

On the First Floor

Landing window, airing cupboard.

Double Bedroom 3.57m x 3.50m (11'9" x 11'6") side bay window with cupboard under, built-in double wardrobe, built-in single cupboard, radiator.



Bathroom 1.97m x 1.75m (6'6" x 5'9") modern white suite comprising panelled bath with mixer shower taps, pedestal wash basin, WC, heated towel rail, wood effect cushion flooring, fully tiled walls, extractor fan.



Outside

Steps down to paved front area, side path to side and rear lawn.

Detached parking space.

Services

Mains electricity, water, gas and drainage.

Gas 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 'B' (online enquiry).

Tenure

Freehold.

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 over Longbridge turning right at the roundabout onto Commercial Street. Continue along this road turning left before the next river bridge onto Lower Canal Road. Continue along this road out of the town and on entering Llanllwchaearn take the second left into the estate, follow the road to the right, take the next right turning where the property is located.

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.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

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Ref: 2019/S AHT 09/19