



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



13 Bryn Street Newtown, SY16 2HL

- Three Storey Dwelling House • Convenient location to the town centre & Penygloddfa School • Living Room, Dining Room, Kitchen, Utility Area • 2 Bedrooms, Landing Bedroom, Bathroom • Enclosed rear garden with concrete area, lawn & shed • UPVC double glazed • Gas central heating • Ideal property for First Time Buyer or Investor • EPC - E (41) •



O.I.R.O £99,950

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

The accommodation comprises:

On the Ground Floor

Living Room 3.60m x 3.58m (11'10" x 11'9") UPVC entrance door, radiator, recess for TV and shelf.

Kitchen 3.77m x 3.60m (12'4" x 11'10") (max) fitted units comprising drawer and base units, wall units, Belfast sink, plumbed for dishwasher, built-in cooker, 4-ring gas hob, part tiled walls, tiled floor, understairs cupboard, staircase to first floor.

Dining Room 3.63m x 1.88m (11'11" x 6'2") laminate flooring, half glazed side entrance door, radiator, recently redecorated.

Utility Area plumbing for washing machine, recently redecorated.

On the First Floor

Front Landing staircase to second floor.

Front Bedroom (1) 3.56m x 3.65m (11'8" x 12'0") radiator.



Bathroom panelled bath, WC, pedestal wash basin, fully tiled walls, radiator, extractor fan, shower cubicle with electric shower, built-in cupboard with fitted shelves.



On the Second Floor

Landing/Bedroom 3.71m x 3.53m (12'2" x 11'7") (max) gas fired central heating boiler, radiator.

Front Bedroom (2) 3.64m x 2.59m (11'11" x 8'6") radiator.

Outside

Passageway with right of way to rear enclosed garden with decked seating area, lawn area, shed. The property has recently been re-roofed.

Services

Mains electricity, water, gas 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 'C' (verbal enquiry).

Tenure

Freehold.

Energy Performance Certificate (EPC)

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

To View

By appointment with the Agents.

Directions

From our office proceed over Longbridge turning right at the roundabout onto Commercial Street, take the next turning left onto Bryn Street. Proceed up the hill and the property is a short distance on the left hand side.

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, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

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01686 626160

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