

7 MILL FIELDS

MILFORD ROAD | NEWTOWN | POWYS | SY16 3JP







Situated in a quiet cul de sac just off Milford Road the property sits in a generous plot with lovely views along the valley. The property has a generous lounge, conservatory to enjoy the views, dining room, kitchen/breakfast room, W.C., utility room, four bedrooms with lots of fitted storage, refitted bathroom, large double garage, and two sheds.

Offers in the region of £375,000





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- **Quiet Cul du Sac**
- **Generous Plot**
- **Detached House**
- **Four Bedrooms**
- **Conservatory**
- **Large Double Garage**

Frosted double Glazed Entrance Door

In to

Entrance Hall

With engineered Oak floor covering, central heating radiator, stairs off, telephone point, smoke alarm.

Lounge

21'5" x 11'8" (6.53 x 3.56)

Living Flame gas fire with decorative timber surround, double glazed windows to side and rear elevation, two central heating radiators, television points, double glazed french doors with side windows leading in to

Conservatory

15'4" x 11'0" (4.67 x 3.35)

With tiled floor, double glazed windows to three elevations, double glazed french doors to side garden, double glazed door leading to the front entrance, wall mounted electric heater, ceiling fan.

Dining Room

11'5" x 10'1" (3.48 x 3.07)

Double glazed window to the front elevation, central heating radiator, glazed serving hatch in to kitchen.

W.C.

Having wash hand basin set on a vanity unit with storage cupboard under, low level W.C., part tiled walls, frosted double glazed window to the rear elevation, engineered Oak Flooring.

Kitchen/Breakfast Room

10'9" x 13'0" (3.28 x 3.96)

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, electric double oven and hob, extractor canopy. Space for a fridge/freezer, integrated dishwasher, frosted double glazed rear access door, double glazed window to the rear, central heating radiator, tiled floor.

Utility

10'8" x 6'3" (3.25 x 1.91)

Fitted with a range of wall and base units with laminate work surfaces, plumbing and space for dishwasher and tumble dryer, double glazed window to the rear.

Store Room

Housing a wall mounted Worcester green style gas boiler, heating controls, shelving, built in storage cupboard, door to garage, double glazed window to the rear elevation.

Landing

Loft access, central heating radiator, double glazed window to the front elevation.

Bedroom One

11'8" x 10'0" (3.56 x 3.05)

Double glazed window to the front elevation with views along the valley, built in wardrobe, draw unit, central heating radiator.

Bedroom Two

12'2" x 9'9" to wardrobes (3.71 x 2.97 to wardrobes)

Double glazed window to front elevation with views along the valley, range of built in wardrobes, draw units and bedside tables, central heating radiator.

Bedroom Three

12'0" x 10'1" (3.66 x 3.07)

Double glazed window to the rear elevation, central heating radiator, built in wardrobes and draw units, dressing table.





Bedroom Four
9'8" x 8'6" (2.95 x 2.59)
Double glazed window to the rear elevation, central heating radiator, airing cupboard.

Bathroom
Which has been refitted with bath with mixer tap and shower attachment, low level W.C., walk in electric corner shower, wash hand basin set on vanity unit with storage cupboard under, fully tiled walls, central heating radiator, frosted double glazed window to rear elevation, tiled floor.

Externally
To the front the property has a large lawned garden, tarmacked off road parking for several vehicles, courtesy light, entrance canopy, stocked borders, gate to the side.
Garage measuring 17'9 x 17'1 with an electric roller shutter door, loft access and shelving.
To the rear there are steps leading up to further lawned area, established trees and shrubs, two storage sheds, covered seating area. To the side of the property is a paved seating area with retractable sun canopy and outside tap.

Services
It is understood that mains electricity, water and gas central heating are connected to the property, along with private drainage with a shared septic tank with the neighbouring property which is situated across the road. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828
The property is in Band ''G"

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No:01938 555552.
Email: welshpool@hallsgb.com

Directions
The postcode for the property is SY16 3JP
What3words reference is: apparatus.hurtles.alongside

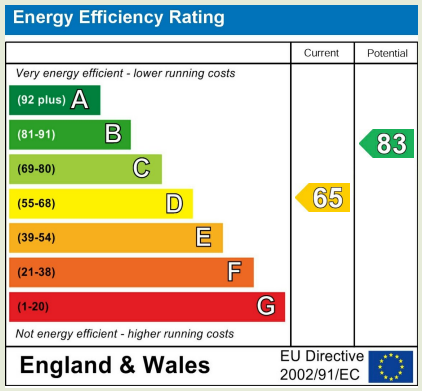
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Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
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