



Holters

Local Agent, National Exposure

12 Gas Street, Newtown, Powys, SY16 2AD

Offers in the region of £169,950



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Town centre location - TICK! 4 Bedrooms & 2 Reception Rooms - TICK! Courtyard garden - TICK! This town centre family home is sure to tick many of your boxes, so call us to arrange a viewing now!

Key Features

- End of Terrace Townhouse
- Town Centre Location
- Set Over 4 Floors
- 4 Bedrooms
- 2 Reception Rooms
- Character Features Throughout
- Flexible Accommodation
- Rear Courtyard Garden
- EPC D

The Property

Holters are delighted to offer for sale this superb end of terrace home located in the heart of the popular welsh town of Newtown.

Built circa 1890, this impressive townhouse spans over four storeys and presents a pleasant blend of contemporary and traditional features throughout. Upon entering the property, you are welcomed into an entrance hallway which leads directly to the kitchen. The kitchen is fitted with a range of wall and base units and has an electric oven, gas hob and space for a dishwasher, washing machine and fridge freezer. To the front of the property is the ground floor reception room which can be accessed from either the entrance hall or the kitchen. This reception room is currently used as a dining room which complements the open plan layout to the kitchen well and offers ample space for your dining table and chairs. There is a wonderful feature fireplace with cleverly designed built in storage cupboards either side and a window to the front allowing natural light into the room. Heading downstairs to the lower ground floor, there is access

to the rear courtyard and a spacious reception room. Currently used as a living room, this space could be used for a variety of uses to suit the owners needs. There is a window with a pleasant outlook to the courtyard garden and useful storage cupboards.

On the first floor there are two bedrooms and the family bedroom. The master bedroom is to the front of the property and offers a pleasant outlook, whilst benefiting from newly fitted built in wardrobes. The family bathroom has recently been upgraded and comprises of a bath with mains shower over, wc and wash basin. On the second floor you will find two further generously sized bedrooms providing ample space for a growing family or those who require additional space for guests.

Outside, there is a rear enclosed courtyard garden which can be accessed internally from the lower ground floor or externally from the side of the property. Given the close proximity to the town centre, this private outdoor space is a great addition, and there is also a useful secure storage shed.

Overall, this property is an impressive home offering plenty of space for a growing family whilst being conveniently situated in Newtown's town centre. Don't miss out and arrange your viewing now!

The Location

The largest town in Powys, Newtown is situated approximately 10 miles from the Wales-England border and offers an

extensive range of retail, recreational and educational facilities. Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. There is outstanding education available in the area, with 8 junior/ infant schools including a special need school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award in a recent inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture. Newtown also offers a great deal of everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatre Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown who play their home football at Llatham Park, that recently secured a Europa League qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket, Tennis and a Basketball club who have recently been reformed



as the Mid- Wales Basketball Club. The town also has a selection of gymnasiums and a thriving running scene.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 500MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Llanfair Caereinion - 11 Miles
- Llanidloes - 13 Miles
- Welshpool - 14 Miles
- Knighton - 21 Miles
- Llandrindod Wells - 24 Miles
- Machynlleth - 28 Miles
- Shrewsbury - 32 Miles
- Aberystwyth - 42 Miles

What3Words

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Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company

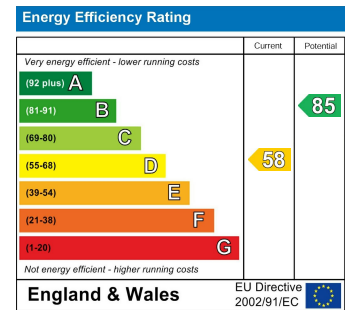
called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1379 sq.ft. (126.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with SketchUp 2020





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