

Holters

Local Agent, National Exposure

52 Pavilion Court, Newtown, SY16 1EA

Offers in the region of £229,000



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Holters are delighted to present to market 52 Pavilion Court for the first time in 38 years.

This detached 2/3 bedroom home is located on a popular cul-de-sac and benefits from a generous exterior plot.

Key Features

- Detached Property
- 2/3 Bedrooms
- Spacious Kitchen
- Living Room with Adjoining Dining Room
- Upstairs Shower Room
- Conservatory
- Generous Landscaped Garden
- Off Road Parking
- Additional Parking Area Ideal for Caravan / Camper
- Popular Cul-de-Sac Close to Newtown Town Centre

The Property

Situated in a desirable residential area of Newtown, 52 Pavilion Court is a well-presented two/three-bedroom detached house, ideal for first-time buyers, downsizers, or investors. The property is within level walking distance of the town centre and close to local amenities, including shops and supermarkets.

Built in 1986, this home—set on the largest plot in this quiet cul-de-sac—has been cherished by one family since new. Over the years, it has evolved to suit their changing needs, which is one of the main appeals of 52 Pavilion Court. Both the interior and exterior offer flexible spaces that can be adapted to suit 21st-century living.

The accommodation is arranged over two floors and includes a living room, dining room, kitchen, conservatory, 2/3 bedrooms, and a shower room.

On the ground floor, you enter into an enclosed entrance hall with stairs to the

first floor and a door leading to the living room and adjoining dining room. The living room features a bay window overlooking the front garden and a large log burner—perfect for cosy winter evenings. The dining room is light and airy, with access to the kitchen and conservatory, as well as useful understairs storage. The kitchen spans the length of the house, offering ample space for all appliances and generous counter space.

Upstairs, the main bedroom at the front of the property benefits from two windows and built-in storage. To the rear is a spacious second bedroom, which was originally two smaller rooms when the family had young children. They removed the partition wall to create a larger space but retained both doorways, allowing for an easy conversion back into two separate rooms—ideal for a third bedroom, home office, or hobby room. The shower room features a large corner shower, wash basin, and WC.

Externally, the property has a great deal to offer. At the front, there is a lawned area, off-road parking for two vehicles, and gated access to the rear garden. The rear garden features a variety of adaptable spaces, including extensive decking, patio and gravelled areas, a dedicated corner for a hot tub, and established herbaceous borders. Additionally, there is a secure enclosed parking area with separate access, which the current owners have used to accommodate their 26' caravan.

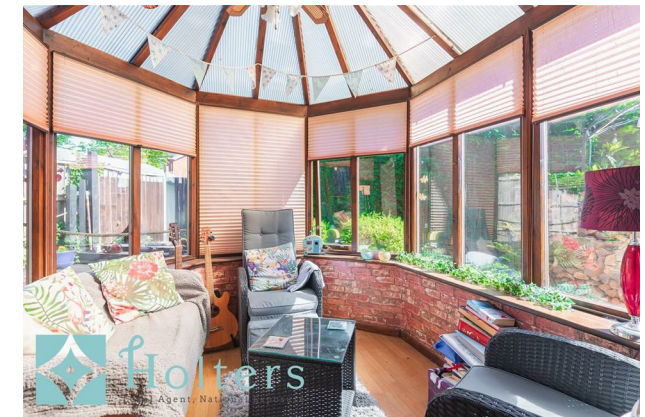
If you're looking for a property close to Newtown town centre, yet in a peaceful location, 52 Pavilion Court has so much to offer.

The Location

Newtown, also known as 'Y Drenewydd' in Welsh, is the largest town in Powys, surrounded by hills visible in every direction 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 needs school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award at inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture.

Newtown 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 – Theatr 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 AFC 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.

Services

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

Heating

The property has the benefit of gas fired central heating with a private gas tank which is serviced annually.

Agents Note

The owners have recently carried out extensive repairs having the roof re-felted and new fascia boards installed throughout.

Council Tax

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure. We are informed the property is of leasehold tenure with a remaining lease of 000 years from 2015. An annual ground rent of £00.00 is payable.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

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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Money Laundering Regulations

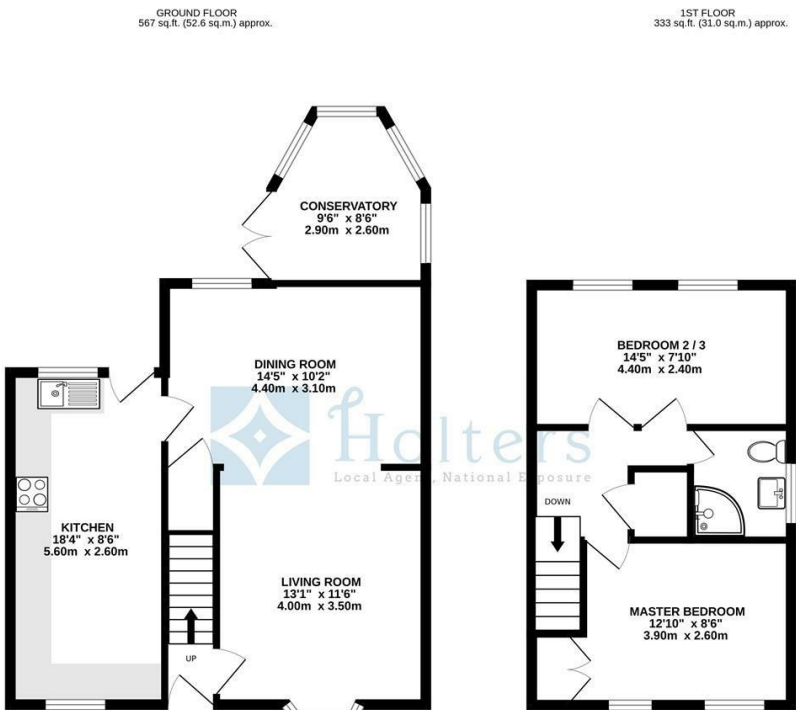
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.

Wayleaves, Easements and Rights of Way

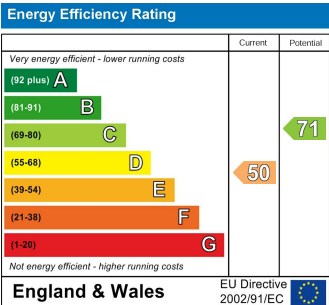
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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: 900 sq.ft. (83.6 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.
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