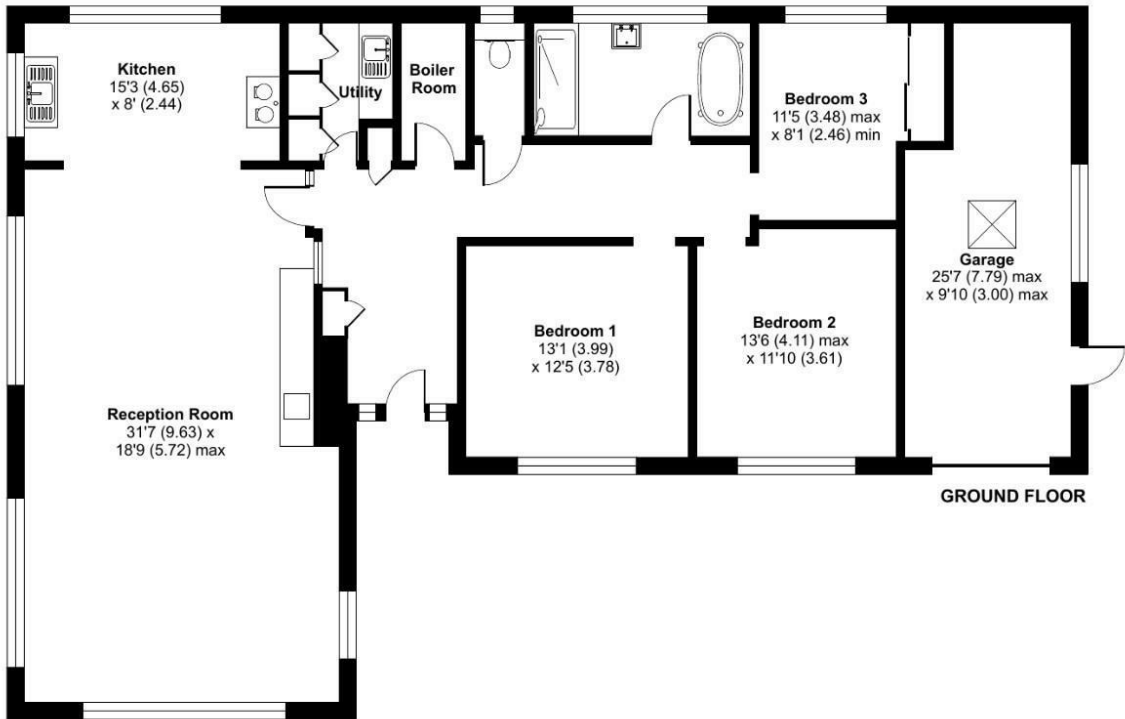


FOR SALE

Sorrento Bettws Cedewain, Newtown, Powys, SY16 3DX



Approximate Area = 1592 sq ft / 147.8 sq m
Garage = 231 sq ft / 21.4 sq m
Total = 1823 sq ft / 169.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1277238



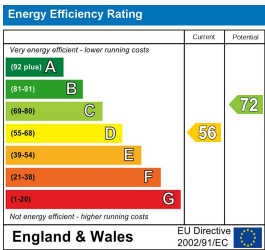
FOR SALE

Guide Price £525,000

Sorrento Bettws Cedewain, Newtown, Powys, SY16 3DX

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



hallsgb.com

01938 555 552

Residential / Fine Art / Rural Professional / Auctions / Commercial



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Beautifully presented three-bedroom detached family home
- Located on the outskirts of Bettws Cedewain
- Dynamic open living space with views over the Welsh countryside
- Predominantly finished with Birch plywood walls throughout
- Surrounding gardens, multi-vehicle driveway and garage
- Viewings come highly recommended

Single glazed froxested entrance door leading to

Hallway

Birch ply built in storage cupboards throughout, original pine floor, double glazed sky light, and cast iron radiator, leading to

Living Room

Original pine flooring, three double glazed UVPC windows to the side elevation, large double glazed UVPC front facing window, Morsø woodburning stove set on slate hearth with white tile surround, three cast iron radiators (Castrads).

Kitchen

Rear facing single glazed window, side double glazed window, chrome sink with double drainer, chrome taps, freestanding AGA, Nora flooring.

Utility Room

Birch ply storage cupboards, Nora flooring, solid wood work top, space for washing machine and tumble dryer, Belfast sink with copper taps, single glazed frosted door leading to rear garden.

W.C.

Low level W.C., wall mounted Duravit hand basin, cast iron radiator, rear facing single glazed window.

Bathroom

Tiled flooring, walk-in shower with tiled surround, matte-black fitted shower, chrome heated towel rail, vanity unit with ceramic sink with matte black taps, freestanding bath, rear facing single glazed window.

Bedroom One

Single glazed front facing window, cast iron radiator, pine wood flooring.

Bedroom Two

Single glazed front facing window, cast iron radiator, pine wood flooring.

Bedroom Three

Single glazed rear facing window, built-in storage cupboards, pine wood flooring.

Garage

Folding garage door, double glazed skylight, side facing dingle glazed window and side access door.

Externally

Gated driveway with ample parking space, lawned area and concrete path surrounding the property, raised flower beds to the front and side, oil tank and water tap to the rear. The septic tank is located in the field rear to the property.

Services

Mains electricity, mains water and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

Viewings

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

Directions

Postcode for the property is SY16 3DX

What3Words Reference is diverged.familiar.postcard

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

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