



31 New Road, Newtown, SY16 1AS

Offers in the region of £195,000



Holters
Local Agent, National Exposure

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This classic townhouse might be located on New Road but it will win you over with it's Edwardian period features and old-school charm!

Key Features

- Seriously Stylish End of Terrace Townhouse
- Three Bedrooms
- Living room with Bay Window
- Dining Room with Log Burner
- Stunning Kitchen
- Family Bathroom with Freestanding Bath and Corner Shower
- Cellar with option for Conversion (subject to gaining any necessary permissions)
- Enclosed Rear Garden
- Town Centre Location
- EPC D

The Property

Don't be fooled by the modest exterior, the interior of this family home, ideally located close to Newtown centre, packs a seriously stylish punch!

Built at the turn of the last century, the accommodation, spanning over 3 floors, is renovated to a high standard and deceptively spacious. The ground floor is made up of the living room, entered into by a newly installed front door, the dining room and generous kitchen. On the first floor a landing gives way to the master bedroom, second bedroom and family bathroom with bath, shower, WC and wash basin. The third floor has been converted and is currently used as a bedroom but would also make an ideal home office. The kitchen also accesses the cellar area of the property which is prime for renovation (the current owners have made preliminary enquiries into this which they would be happy to discuss)

The property is brimming with desirable features throughout including original wooden floorboards, bay window in the living room, feature exposed brick wall and log burner in the dining room, white marble effect worktops and floor tiles in the kitchen, extensive fitted wardrobes in the master bedroom, freestanding roll-top bath and spacious corner shower and UVPC double glazing throughout.

The enclosed rear garden has been lovingly upgraded by the current owners and includes a patio, lawn area, herbaceous borders and newly installed decking which, with it's views up to the surrounding countryside, is the perfect spot for a morning cuppa or evening G&T. The side gates of the garden give access to New Road at the front and Ffordd Croesawdy at the rear, giving multiple options for parking.

If you are searching for a home in Newtown which has personality and charm, give Holters a call today – we think we've found it!

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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 1,600 MB.

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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Agents Note

The occupier of 31 New Road has a right of way across the neighbouring property to access the shared alleyway.

Money Laundering Regulations

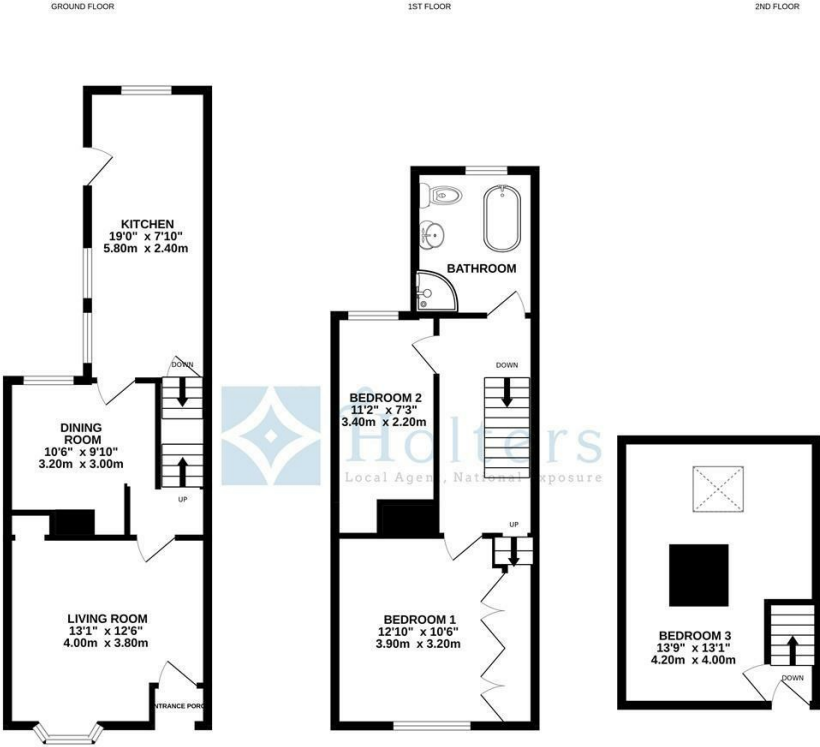
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix (2025).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

