



Holters
Local Agent, National Exposure

1 Maesgwasted, Adfa, Newtown, SY16 3DB

Offers in the region of £230,000



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Don't waste this opportunity! 1 Maesgwasted is a 4 bedroom, end of terrace, family home located in the beautiful village of Adfa.

On the market for the first time in over 35 years, this property has oodles of potential.

Key Features

- Spacious End of Terrace Property
- 4 Bedrooms
- Kitchen & Utility Room
- 2 Reception Rooms
- Family Bathroom & Downstairs WC
- Lovely Enclosed Wraparound Gardens
- Large Shed
- Peaceful Village Location
- Countryside Views
- Near Llanfair Caereinion & Newtown

The Property

Introducing 1 Maesgwasted! This gem of a house is located in the beautiful village of Adfa and will offer its next owner the opportunity to truly put their own stamp on it and create a lovely family home.

The accommodation spans over two floors. You enter the ground floor via an enclosed porch and the have access on your right to the large sitting room, spanning the with dual aspects windows and an electric fireplace. The kitchen has an adjoining utility room which in turn opens into the dining room. This space would be ideal for conversion into an open-plan living area (subject to all relevant permissions) making it perfect for modern family living. The ground floor also benefits from a downstairs WC.

Heading upstairs, the first floor offers four bedrooms, a family bathroom and access to the loft. All four bedrooms are of a good size and three of them benefit from built in storage. The bathroom is fitted with a wash basin, a bath with mains shower over, and WC.

What really adds to 1 Maesgwasted is the fantastic lawned garden which wraps around the property ensuring you always have the opportunity to be enjoying the sunshine. The garden is fully enclosed by an established privet hedge at the front and a fenceline to the rear. There is a large shed at the side of the property with electricity and lighting – ideal for storing all the accoutrements of family life from tools to children's bikes. This really is a garden to fall in love with. From the rear gate you are also just a hop, skip and a jump from the village playground.

The current owners make use of two off road parking spaces at the end of this terrace of four properties.

If you are looking for your next family home, you've found it! Don't miss out on the opportunity to acquire this superb property!

The Location

Adfa is a charming rural village

nestled in the heart of Powys. Surrounded by rolling hills and unspoiled countryside, it offers a peaceful and picturesque setting ideal for those looking to escape the hustle and bustle of city life. The village is known for its friendly community atmosphere and scenic beauty, making it a desirable location for families, retirees, and anyone seeking a slower, more relaxed pace of life.

Despite its quiet setting, Adfa is conveniently located just a short drive from the market towns of Newtown and Welshpool, where residents can access a full range of shops, schools, healthcare facilities, and leisure amenities. The surrounding area is rich in outdoor opportunities, including walking, cycling, and wildlife spotting, with nearby woodland and hills offering countless routes to explore.

Adfa combines the tranquility of rural living with the convenience of nearby towns, making it a perfect base for both permanent residence and holiday retreats.

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 oil fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Tregynon - 4 miles
- Llanfair Caereinion - 5 miles
- Newtown - 8 miles
- Welshpool - 13 miles
- Shrewsbury - 30 miles
- Aberystwyth - 45 miles

What3Words

///caravans.stars.encroach

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.

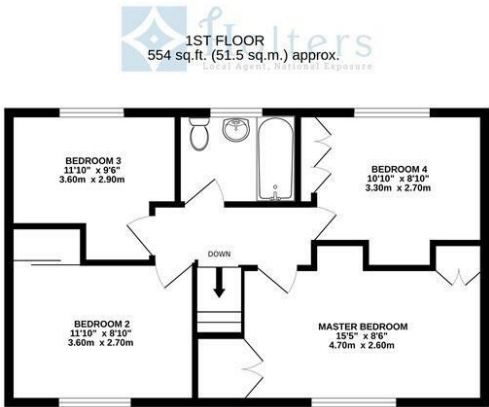
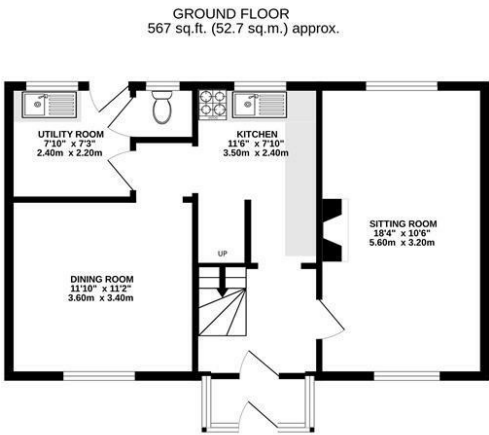
Money Laundering Regulations

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 lessor 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 vendor 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: 1122 sq.ft. (104.2 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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