



Holters

Local Agent, National Exposure

Pen-y-Bryn, Meadow Lane, Newtown, SY16 2DU

Offers in the region of £475,000



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Looking for the perfect family home? Stop Scrolling! We've found it!

This magnificent detached house, situated in an elevated position on the edge of Newtown, offers 5 double bedrooms, 3 reception rooms, 3 bathrooms, gardens, ample parking, a garage and the opportunity to create a self-contained annexe!

Key Features

- Fantastic Double-Fronted Detached Family Home
- 5 Double Bedrooms
- 3 Bathrooms
- Large Kitchen with Adjoining Utility
- 3 Reception Rooms
- Possibility to Create Self Contained Annexe (subject to Permissions)
- Front & Side Gardens
- Lovely Views
- Garage & Off-Road Parking
- Sought After Newtown Location

The Property

Pen-Y-Bryn is a beautifully presented and spacious detached house set on a generous corner plot—making it the perfect modern family home. Despite being just a 10-minute walk from Newtown town centre, its elevated position in a popular residential area offers lovely countryside views, along with a sense of tranquillity and security ideal for family life.

Originally built in the 1980s, the current owners purchased the property in 2017 and have since extensively modernised and redecorated throughout.

The accommodation is arranged over two floors. On the ground floor, you'll find an entrance hall with stairs rising to the first floor, a sitting room, family room, dining room, fully equipped kitchen, utility room, and a downstairs shower room with WC. The main sitting room features a built-in media station and a log burner, perfect for cosy winter evenings. The second reception room has

sliding doors opening onto the enclosed side garden, making it an ideal family room where children (and pets) can play safely on a summer's day.

The beautifully presented kitchen includes classic shaker-style cabinetry, a generous central island with butcher block countertops, and a ceramic Belfast sink. Thoughtful integrated storage solutions ensure a clutter-free environment. The kitchen opens into the family dining room, which offers ample space for a large dining table, creating a perfect open-plan setting for modern family life and entertaining.

Stairs from the main entrance hall lead to a spacious galleried landing giving access to four double bedrooms, two of which include built-in storage. The two front bedrooms enjoy gorgeous views over the surrounding Montgomeryshire hills. The family bathroom consists of a bath, walk-in shower, wash basin, and WC. The master bedroom also benefits from an en-suite shower room.

A separate door from the kitchen leads to the utility room and additional accommodation. From here, a door provides access to the garage, and stairs lead up to a generous room above, currently used as a playroom but equally suitable as a home office or fifth bedroom. This versatile space, along with the garage below, could easily be converted into a spacious self-contained annexe, ideal for multi-generational living (subject to the relevant planning permissions). This upper room even

benefits from its own WC.

Outside, a driveway offers off-road parking for several vehicles. A large patio spans the main frontage of the house, and there are lawned areas to both the front and side of the property.

One of the key attractions of Pen-Y-Bryn is that it offers its next owner a turn-key family home, with the additional benefit of flexible space that can be further adapted both inside and out to suit your individual needs.

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 G.

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

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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.

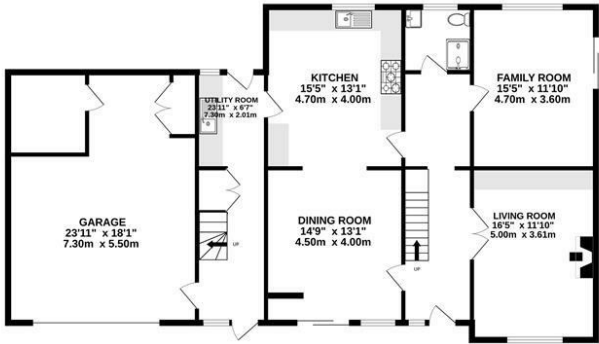
Consumer Protection

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.

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.

GROUND FLOOR
1552 sq.ft. (144.2 sq.m.) approx.



1ST FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



TOTAL FLOOR AREA: 3042 sq.ft. (282.6 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 operation or efficiency can be given.
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