



Holters

Local Agent, National Exposure

Meadowcroft, 15 Brynglas Avenue, Newtown, SY16 2QB

Offers in the region of £270,000



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Meadowcroft brings together everything you're looking for — modern comforts, a fabulous garden, and a peaceful location just minutes from town.

This three-bedroom semi-detached home offers a bright kitchen/diner, stylish bathroom, generous outdoor space, garage, and off-road parking — all beautifully presented and ready to move into.

Key Features

- Semi-Detached Home
- 3 Bedrooms
- Open plan Kitchen / Diner
- Dual Aspect Living Room
- Family Bathroom & Downstairs WC
- Lovely Rear Garden
- Summer House
- Ample Off Road Parking
- Attached Garage
- Close to Town Centre and Newtown Hospital

The Property

Tucked away in a quiet residential spot yet within easy reach of Newtown's town centre, Meadowcroft is a stylish and much-loved family home that's ready for its next chapter.

This semi-detached property has been beautifully maintained and thoughtfully upgraded throughout. Offering three bedrooms, a sleek modern bathroom, a spacious living room, a smart kitchen/diner, off-road parking, a garage and a generous rear garden, it's a home that's as practical as it is inviting.

Step inside and you're greeted by a welcoming hallway with stairs leading to the first floor. The spacious dual-aspect living room runs the length of the house and is a cosy, well-lit space, ideal for relaxing evenings or catching up with friends. It features sliding doors opening out to the garden.

The kitchen / diner is a bright and contemporary space, with sleek quartz-style worktops and solid wood shaker-style cabinetry. A neutral palette is

complemented by soft sage metro-tile splashbacks, adding a modern yet warm aesthetic. There's space for all the essentials, including an integrated oven and hob, and the layout provides plenty of room for family meals or entertaining.

Upstairs, the landing leads to three bedrooms: two doubles and a generous single, each tastefully decorated and ready to move straight into. The family bathroom has been fully updated with contemporary tiling, a vanity unit, WC, and separate bath and walk-in shower.

Outside, the garden is a real bonus. It's been landscaped to offer a blend of lawn, gravelled paths and seating areas, with a painted timber summerhouse adding a lovely splash of colour and even more functionality. Whether you're looking for a secure space for children to play, a low-maintenance garden to potter in, or somewhere to entertain outdoors, this one has you covered.

A single garage with power and lighting sits to the side of the property, and there's off-road parking for three vehicles on the drive.

With its clean presentation, modern finish, and location in a friendly, established neighbourhood, Meadowcroft is an ideal fit for first-time buyers, young families or downsizers alike.

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. 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.

Council Tax

Powys County Council - Band D

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.



