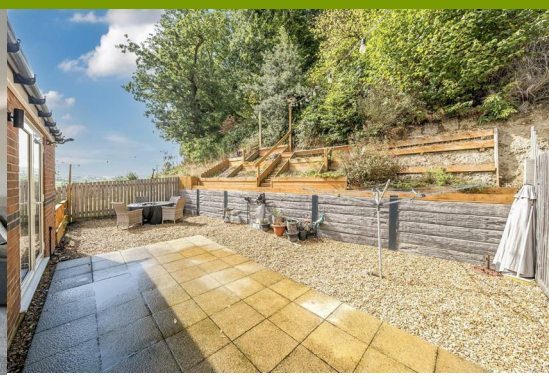


VALLEY VIEW

HENDIDLEY WAY | NEWTOWN | POWYS | SY16 2AL







This three storey detached house was constructed in 2020 and is situated in an elevated position with fantastic views across the valley. On the ground floor is a double garage with electrically operated door and a linked single garage with stairs leading up to the front door, entrance hall, three double bedrooms and shower room. On the first floor is a large lounge with French doors leading out onto a balcony, modern fitted kitchen with integrated appliances, utility room and principle bedroom with ensuite and French doors leading out into the rear garden. The property has gas fired heating with solar thermal panel providing hot water, double glazing, oak internal doors and is of a very high standard of presentation throughout.

Offers Over £295,000





1 4 2 B

- **Three-storey detached house built in 2020**
- **Elevated position with fantastic valley views**
- **Modern fitted kitchen with integrated appliances**
- **Double garage and linked single garage**
- **Fantastic views across the valley**
- **Convenient location**

Entrance Hall
Double glazed window to rear elevation, radiator, stairs off, smoke alarm, under stairs storage cupboard, airing cupboard with dual core airing cylinder working off the solar thermal panel.

Bedroom
Double glazed window to front elevation, radiator.

Bedroom
Triple built in wardrobes with sliding doors, double glazed window to front elevation, radiator.

Bedroom
Double glazed windows to front elevation, radiator, television point.

Shower Room
Walk in double shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, extractor fan, recess spotlights, heated chrome towel rail, frosted double glazed window to rear elevation, shaver point.

First Floor Lounge
Double glazed French doors leading to balcony with far reaching views across the valley and towards the Kerry Ridge, double glazed windows to front and rear elevations, two radiators.

Kitchen
Fitted with a range of grey high gloss wall and base units with integrated fridge, freezer and dishwasher, electric twin oven, electric hob, extractor fan, under unit lighting, laminate work surfaces, ceramic sink drainer unit with mixer tap, radiator, double glazed windows to front elevation, television point, spotlights, smoke alarm.

Utility Room
Fitted with a range of wall and base units (to match the Kitchen) with laminate work surfaces, ceramic sink drainer unit with mixer tap, plumbing and space for washing machine, wall mounted Worcester gas fired boiler, frosted double glazed rear access door, loft access, extractor fan.

Principal Bedroom
Built in double wardrobe with sliding doors, recess spotlights, double glazed French doors leading into rear garden.

Ensuite
Walk in double shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, shaver point, recess spotlights, extractor fan, heated chrome towel rail.





Externally

To the front, the property has a Tarmacadam parking area, double garage with electrically operated up and over door, power and light, pedestrian access door provides access into the sink or garage with up and over door, single garage with plumbing and space for washing machine, stainless steel sink drainer unit, base units with laminate work surfaces. Steps lead from the Tarmacadam parking area up to the front door where there is an entrance canopy. To the rear of the property is a paved patio area, gravelled seating area, stocked tiered borders with a variety of shrubs and steps to provide easy access, outside tap, pedestrian access gate to the side of the property with steps leading down to a storage area, courtesy lights, composite decking leads out from the Utility Room to the paved patio entertaining area.

Agents Notes

The property was built in 2020 and has solar thermal panels fitted.

Services

Mains electricity, water, drainage and gas heating 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'

Directions

Postcode for the property is SY16 2AL

What3Words Reference is chose.dunk.expecting

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

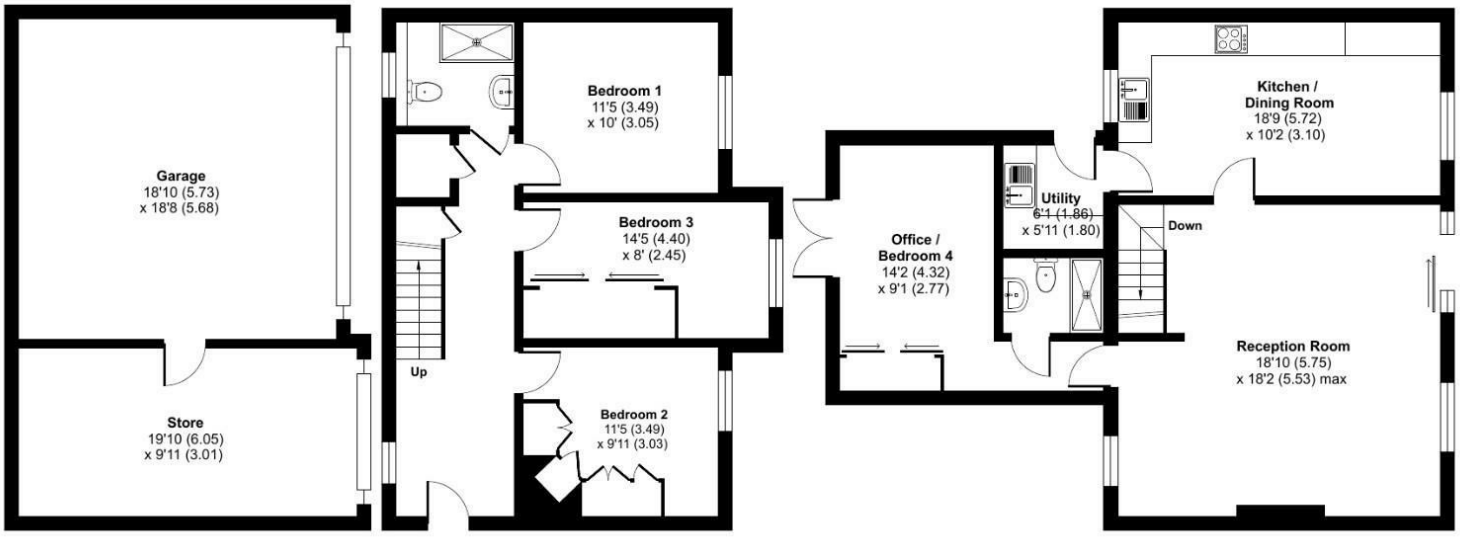
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

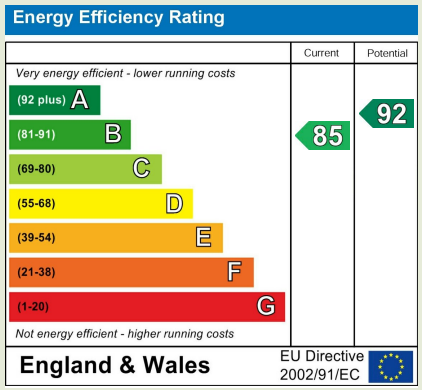
Websites

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

Approximate Area = 1354 sq ft / 125.7 sq m
Garage= 555 sq ft / 51.5 sq m
Total = 1909 sq ft / 177.2 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). ©nichecom 2025. Produced for Halls. REF: 1350574



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

WELSHPOOL SALES
14 Broad Street | Welshpool | Powys | SY21 7SD
01938 555552 welshpool@hallsgb.com
www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the