



19 BRYNTEG

BETTWS CEDEWAIN | POWYS | SY16 3DU



Ideal for first-time buyers or buy-to-let investors, this two-bedroom mid-terrace property has been redecorated prior to sale. The accommodation comprises an entrance porch, entrance hall, lounge, kitchen, conservatory, landing, two bedrooms and bathroom. The property benefits from electric heating and is offered for sale with no onward chain. Externally, there are lawned gardens to both the front and rear, with a concrete shed to the rear. The property also enjoys lovely views over the village and surrounding countryside beyond.

Offers in the region of £155,000



- **Ideal First Home Or Investment Property**
- **Two-Bedroom Mid-Terrace Property**
- **Redecorated Prior To Sale**
- **Accommodation Includes Lounge, Kitchen And Conservatory**
- **Lawned Gardens To The Front And Rear, With Concrete Shed**
- **Rear Views Over The Village And Surrounding Countryside**

SITUATION

Bettws Cedewain is a charming village in Powys, mid-Wales, set amidst picturesque countryside and within easy reach of the nearby towns of Newtown and Welshpool. Welshpool is around a 20-minute drive away, offering convenient access to a wider range of amenities, services and transport links.

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.



ACCOMMODATION

Entrance Porch & Hallway

The property is approached via a double-glazed entrance door leading into a welcoming entrance porch with tiled flooring. The entrance hall provides access to the main living accommodation, with stairs rising to the first floor.

Generous Lounge

A spacious and inviting lounge featuring an electric fire with an attractive decorative timber surround. Two double-glazed windows to the front elevation allow natural light to fill the room, while a useful understairs storage cupboard provides additional practicality. A part-glazed door leads through to the fitted kitchen.

Fitted Kitchen

The kitchen is fitted with a range of stylish cream high-gloss wall and base units complemented by laminate work surfaces and a stainless-steel sink and drainer. There is space for an electric cooker, plumbing and space for a washing machine, provision for a dishwasher, and a convenient breakfast bar. Tiled flooring and a further storage cupboard complete this functional space.

Conservatory

Accessed from the kitchen, the conservatory provides additional versatile living space and features French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor areas.

An Excellent Opportunity

Offering well-proportioned living accommodation and a practical layout, this property presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a potential buy-to-let addition to their portfolio.

Landing

The first-floor landing provides access to the bedrooms and bathroom, along with loft access, a useful shelved airing cupboard and a further shelved storage cupboard, offering excellent additional storage space.

Master Bedroom

A generously proportioned master bedroom featuring two windows to the front elevation, allowing plenty of natural light to enter the room. A large built-in double wardrobe with hanging rail provides convenient and practical storage.

Bedroom Two

A well-presented second bedroom situated to the rear of the property, enjoying lovely views across the village. The room also benefits from a built-in double wardrobe with hanging rail, making it an ideal guest bedroom, child's room or home office.

Family Bathroom

The bathroom is fitted with a white suite comprising a panelled bath with Triton electric shower over and shower screen, pedestal wash hand basin and WC. Further features include part-tiled walls, an extractor fan and an electric heated towel rail, completing this practical and well-equipped space.



EXTERNALLY

Front Garden

The property benefits from a front garden laid to lawn, providing an attractive approach to the home.

Rear Garden

The rear garden is also laid to lawn, offering an inviting outdoor space to relax and enjoy. A useful concrete shed benefits from a connected power supply, wall-mounted units and a laminate work surface, providing versatile storage or workspace potential. A rear access gate adds further convenience.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, drainage and electric central 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 'C'

DIRECTIONS

Postcode for the property is SY16 3DU

What3Words Reference is ///joints.sides.recruited

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:

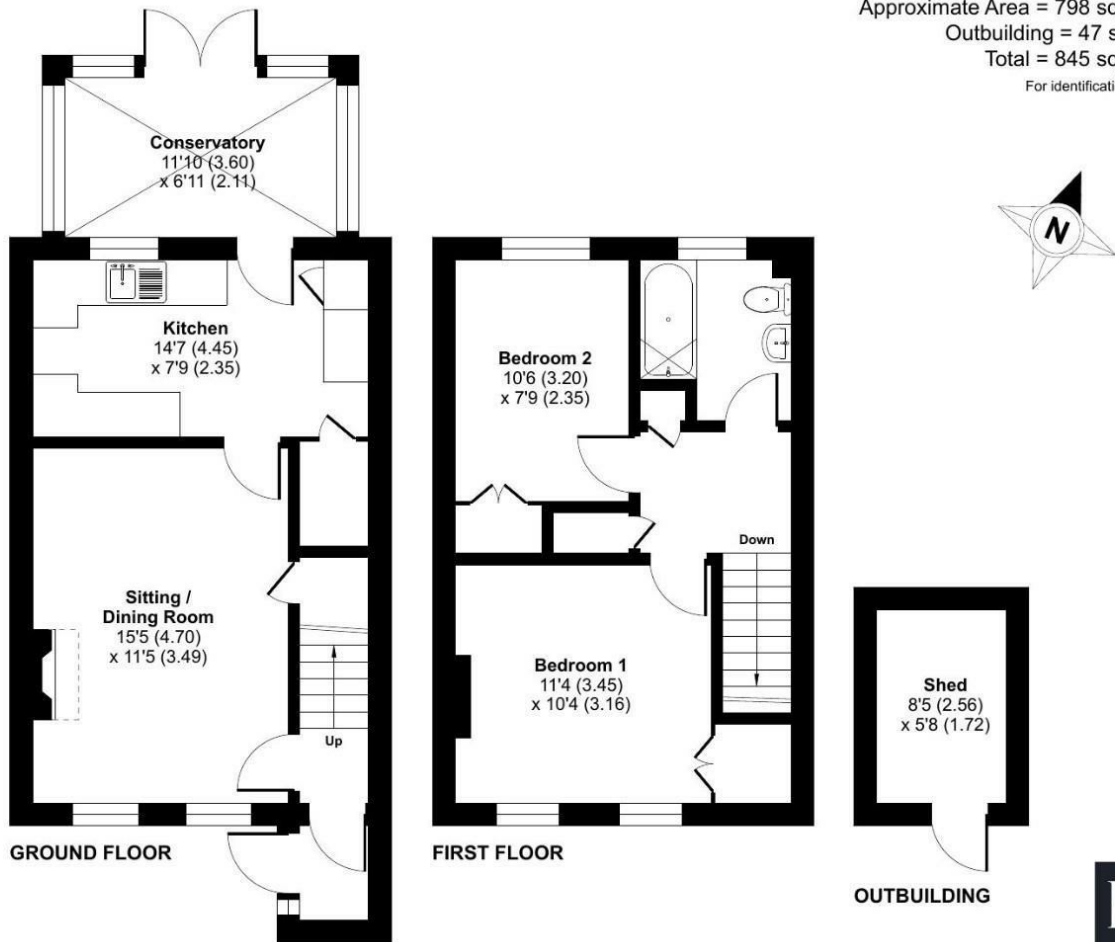
www.hallsgb.com

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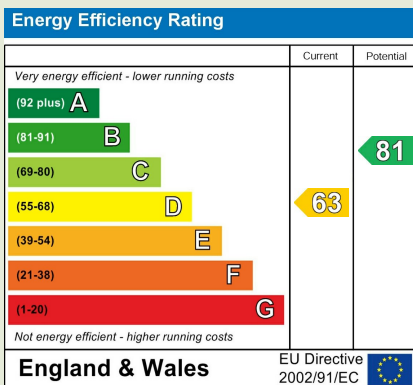
www.onthemarket.com



Approximate Area = 798 sq ft / 74.1 sq m
 Outbuilding = 47 sq ft / 4.4 sq m
 Total = 845 sq ft / 78.5 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). © nitchcom 2026. Produced for Halls. REF: 1537539



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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.



WELSHPOOL SALES

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