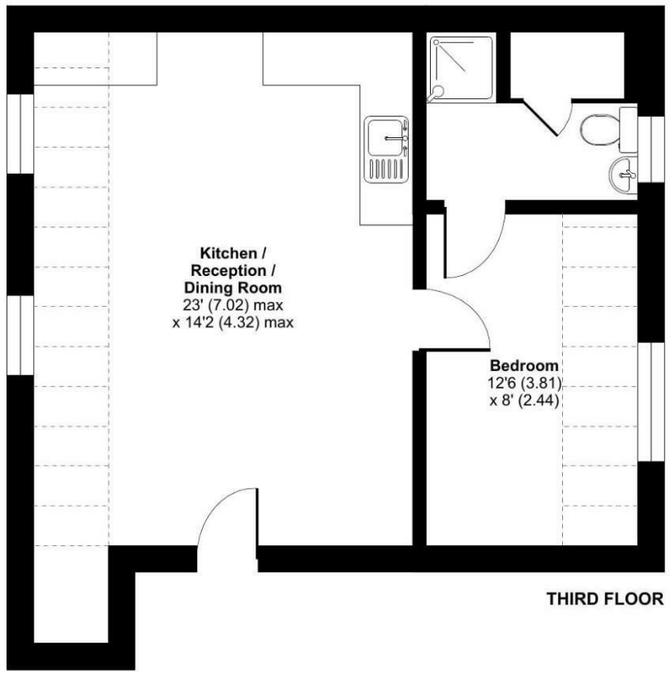
FOR SALE

4 Afon Way, Newtown, SY16 2JG

Approximate Area = 351 sq ft / 32.6 sq m
Limited Use Area(s) = 89 sq ft / 8.3 sq m
Total = 440 sq ft / 40.9 sq m
For identification only - Not to scale

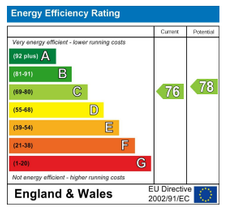
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1514640

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

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com

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FOR SALE

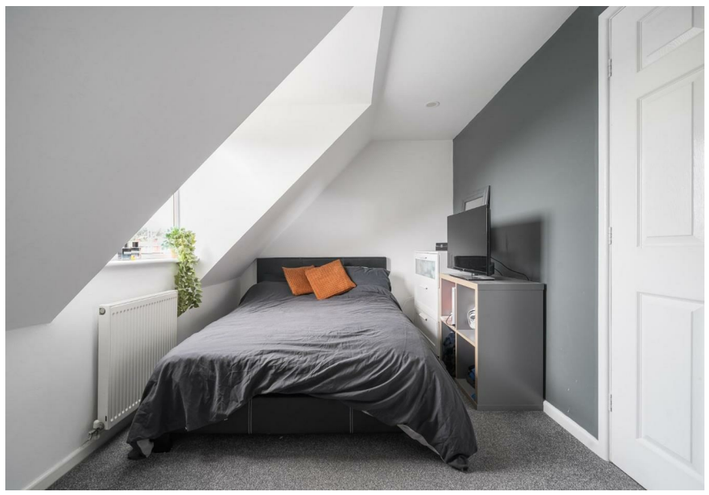
Asking Price £75,000

4 Afon Way, Newtown, SY16 2JG

SECTION 106 One bedroom second floor apartment with allocated parking space and visitor parking area. The property has intercom entry system, double glazing and gas fired central heating. The accommodation comprises communal entrance hall with stairs to second floor landing, open plan living accommodation with fully fitted kitchen with fridge freezer and washing machine, double bedroom and shower room. The apartment is subject to a local needs section 106. Please contact the office for further details.

FOR SALE

1 Reception Room/s | 1 Bedroom/s | 1 Bath/Shower Room/s



- **One-bedroom, second-floor apartment**
- **Allocated parking space**
- **Local Needs Section 106 applies**
- **Gas-fired central heating**

SITUATION
The property is situated in the market town of Newtown, Powys. Newtown offers a wide range of everyday amenities, including shops, cafés, restaurants, schools and leisure facilities, while excellent road and rail connections provide convenient access to surrounding towns and cities. The town is located close to the River Severn and is surrounded by the countryside, offering residents the convenience of town amenities and the serenity of the surrounding countryside.

ACCOMMODATION
The apartment is approached by way of a communal entrance door with intercom entry system, stairs lead up to the third floor .

A bright and versatile open-plan living space, thoughtfully designed for modern living and entertaining. The fully fitted kitchen features a comprehensive range of wall and base units, complemented by practical laminate work surfaces and a stainless-steel sink and drainer. Integrated appliances include an electric hob and oven, washing machine and fridge freezer.

The adjoining lounge and dining area provides a welcoming space for both relaxation and entertaining, with wood-effect laminate flooring extending throughout. Recessed spotlights complete the contemporary finish.

A well-proportioned double bedroom leading from the open-plan living accommodation, featuring a double-glazed rear-facing window. Enjoying elevated views overlooking the town and the surrounding area beyond, the room offers a peaceful and pleasant outlook.

Leading directly from the master bedroom, the shower room is fitted with a walk-in shower, low-level WC and wash hand basin. A useful storage cupboard houses the gas-fired Ariston combination boiler, providing additional practicality and convenience.

EXTERNALLY
The property has one allocated parking space and shared visitor parking area

SERVICES
Mains electricity, water, drainage and gas 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 'B'

TENURE
Leasehold. Purchasers must confirm via their solicitor.

DIRECTIONS
Postcode for the property is SY16 2JG

What3Words Reference is ///paying.butchers.landowner

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

ADDITIONAL CHARGES / LEASE TERM
Ground Rent £100 pa
Insurance £400 pa
Maintenance £650pa

Lease Term - 999 years from 1st December 2004