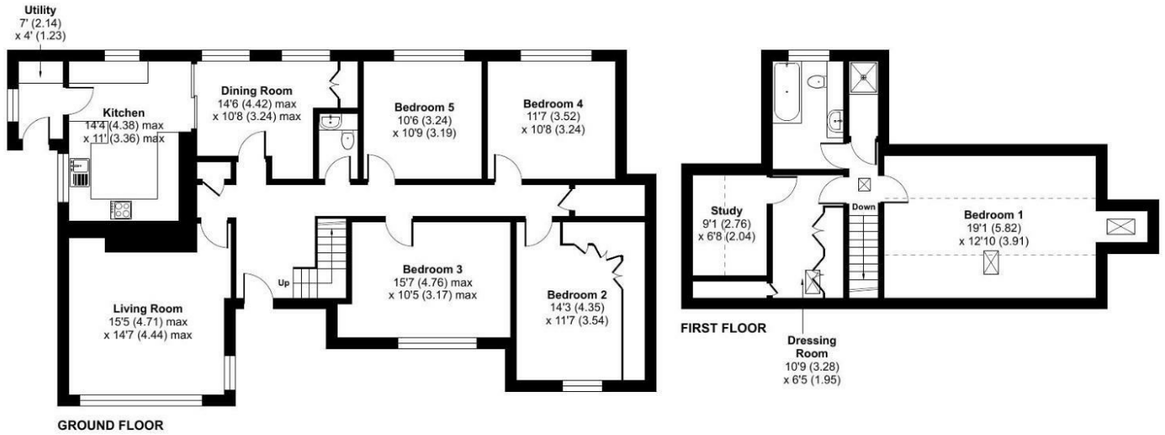
FOR SALE

Llanerch Barnfields, Newtown, SY16 2LA

Denotes restricted head height

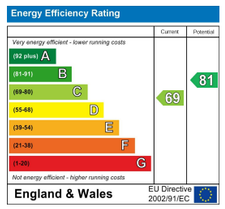
Approximate Area = 1729 sq ft / 160.6 sq m
Limited Use Area(s) = 189 sq ft / 17.6 sq m
Total = 1918 sq ft / 178.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1508016

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

Offers in the region of £350,000

Llanerch Barnfields, Newtown, SY16 2LA

Hidden behind a mature hedge and enjoying a high degree of privacy, this deceptively spacious bungalow occupies a central position within its generous plot with ample parking, a detached garage and separate summer house, ideal for home working, entertaining, hobbies or storage

Situated in the highly regarded Barnfields area, it is within easy reach of Newtown's shops, schools, leisure facilities, healthcare services and railway station, with the town centre approximately 15 minutes walk or five minutes drive away

FOR SALE

2 Reception Room/s

5 Bedroom/s

2 Bath/Shower Room/s

- **Versatile 4/5 bedroom bungalow with first floor master bedroom**
- **Generous plot with ample parking**
- **Garage and outbuildings ideal for home working**
- **Private, easily managed lawned garden**
- **Tucked away position offering a high degree of privacy**
- **Conveniently located within easy reach of Newtown town centre**

LOCATION

Barnfields is one of Newtown's most established and sought after residential areas, located just outside the town centre, occupying an elevated position above the Severn valley

There is convenient access by car or bus to the town centre and the Newtown bypass via Llanidloes Road. Newtown railway station is a key stop on the Cambrian Line, offering eastbound services to Shrewsbury and Birmingham, and westbound connections to Machynlleth, Aberystwyth, and Pwllheli

DESCRIPTION

The bungalow offers flexible accommodation and currently is arranged as four bedrooms at ground floor and a spacious principal bedroom (with views) with separate bathroom and study/dressing room on the first floor

A modern fitted kitchen features a central island breakfast bar and adjoining dining area; double sliding doors provide the option to separate the dining space from the kitchen when desired, creating a practical and adaptable layout

A real advantage is the ground floor WC cloakroom, offering excellent convenience and functionality, whilst reducing the need to access the first floor bathroom facilities

The versatile layout also presents potential for multi-generational living. Subject to any necessary consents, one of the ground floor bedrooms could be converted into a bathroom to create self contained accommodation with its own independent access - making it ideal for an extended family member or dependent relative

EXTERNALLY

Outside, the property enjoys a generous plot with dual access and extensive tarmac parking suitable for numerous vehicles

The bungalow benefits from a substantial timber decked patio area to the front, overlooking an easily maintained lawned garden; creating a relaxed, coastal inspired atmosphere ideal for outdoor dining and entertaining

There is a detached garage and a timber outbuilding (summer house) that has been adapted to provide excellent additional space; currently suitable for use as a home office, hobbies room, gym, garden bar with entertaining area, it offers tremendous flexibility for a variety of lifestyle needs

SCHOOLS

Newtown is well served with Newtown High School providing secondary education for pupils aged 11 to 18, supported by a range of local primary schools within the town and surrounding villages. The town also hosts Ysgol Robert Owen, a specialist school for children and young people with additional learning needs, which benefits from a modern purpose-built campus

Additionally, there is a wide choice within easy travelling distance, including secondary schools in Welshpool, Llanidloes, Caersws and Montgomery with a number of well regarded independent schools across the border in Shropshire

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 'F'

DIRECTIONS

Postcode for the property is SY16 2LA

What3Words Reference is ///inhabited.brighter.pint

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 £30 (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
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