



**Hill Crest Parklands, Newtown, SY16 1LW**

**Offers in the region of £270,000**



## Hill Crest Parklands, Newtown, SY16 1LW

Hill Crest is a three-bedroom detached bungalow, tucked away in a popular Newtown cul-de-sac. Set in a generous plot and available with no upward chain, this is a fantastic opportunity to put your own stamp on a much-loved home.

- Detached Bungalow
- Bathroom with Bath, Over Shower, Wash Basin & WC
- Off-Road Parking
- No Onward Chain
- Three Bedrooms
- Corner Plot with Wraparound Gardens
- Central Location for Newtown
- Generous Living Room & Kitchen
- Detached Garage & Shed
- EPC C

### The Property

Holters are pleased to present Hill Crest, a detached three-bedroom bungalow set on a generous plot in a popular residential area of Newtown. While the property requires comprehensive modernisation, it offers excellent space both inside and out, a peaceful setting with open countryside views, and the advantage of no ongoing chain - ready for its next chapter.

Step inside to an entrance porch leading to a welcoming hall that provides access to all principal rooms. The sitting room runs along the rear of the property with a large window overlooking the gardens and open countryside beyond, and features a brick-built fireplace with hearth. The kitchen sits to the front, fitted with timber-effect wall and base units, with a door leading to the side porch area.

There are three bedrooms - two doubles and a single - along with a family bathroom fitted with a bath and overhead shower, wash basin and WC.

Outside, Hill Crest truly comes into its own. The generous plot wraps around the property, offering established gardens with mature hedging, level lawns, and lovely open outlook to the

rear towards the surrounding countryside. The front garden is laid to lawn with established borders and shrubs, whilst a paved patio area extends along the side of the property - ideal for outdoor seating. The private driveway provides ample parking and leads to an integral garage. A garden shed provides useful storage.

The wraparound nature of the gardens means there is space and flexibility in abundance - whether for vegetable growing, entertaining, or simply relaxing in peaceful surroundings with far-reaching views.

Hill Crest enjoys a peaceful position within easy reach of Newtown's shops, schools, and amenities. Offering single-level living, tremendous outdoor space, and the advantage of no ongoing chain, this is a solid, well-located property with excellent potential.

### The Location

Newtown (Y Drenewydd) is the largest town in Powys, lying in the heart of Mid Wales and surrounded by hills and open countryside.

As a well-established market town, Newtown offers a wide range of services, schools and leisure facilities, making it a practical and popular

choice for everyday living. The town has a strong educational offering, including a number of primary schools and Newtown High School and Sixth Form, which is well regarded locally. Post-16 and vocational education is available at Coleg Powys, providing further learning opportunities close to home.

Day-to-day needs are well served, with a mix of independent shops, supermarkets, cafés, restaurants and public houses, alongside medical facilities and other essential services. Cultural and leisure amenities include Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum, contributing to an active and well-supported town centre.

For those who enjoy sport and outdoor activity, the surrounding countryside offers excellent walking and cycling routes, while the town itself is home to a wide range of sports clubs, gyms and recreational facilities. Newtown AFC is based at Latham Park, and there are established clubs for rugby, cricket, tennis and other sports.

Newtown is well connected, with a mainline railway station providing regular services along the Cambrian Line, as well as local bus routes and



coach services, making it a practical base for commuting and wider travel.

### Heating

The property has the benefit of gas fired central heating.

### Services

We are informed the property is connected to all mains services.

### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Powys County Council - Band E

### 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 / Villages

- 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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### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

### 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.

### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric

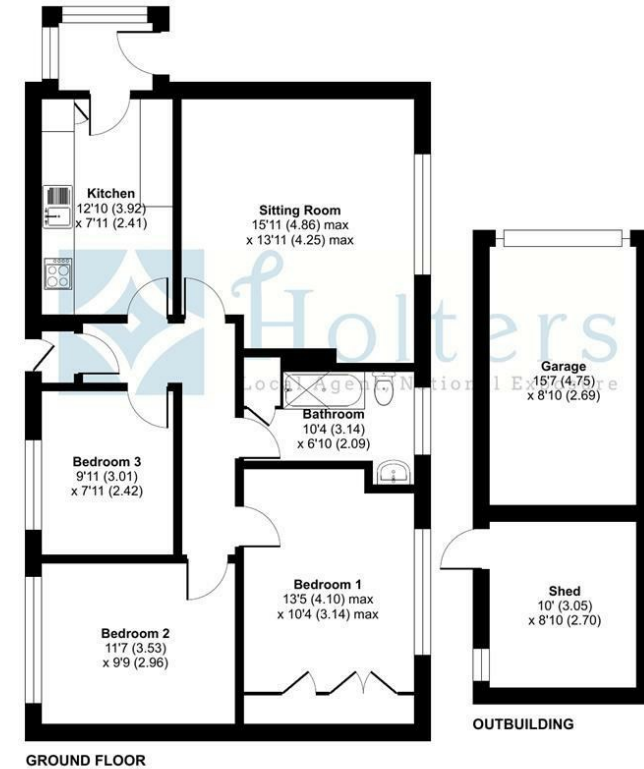
identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

### 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.

## Hill Crest, Newtown, SY16

Approximate Area = 872 sq ft / 81 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Outbuilding = 88 sq ft / 8.2 sq m  
 Total = 1098 sq ft / 102 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). © richcom 2025. Produced for Holters Estate Agents. REF: 1409895

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

