

16 CHAPEL STREET

NEWTOWN | POWYS | SY16 2BP



Great buy to let opportunity of First Time Purchase. Situated a short walk from the town centre this two bedroom terraced property has the benefit of double glazing and gas fired central heating, being a previous rental property gas safety certificate and EICR report are available. The accommodation comprises open plan ground floor living area with fitted kitchen, the first floor has a fitted white bathroom suite and bedroom with a further bedroom to the second floor. No Onward Chain

Offers in the region of £120,000



- Two-Bedroom Terraced House
- Open-plan Ground Floor Living Area
- Situated within a Short Walk of the Town Centre
- On Street Parking and Shared Rear Patio
- Offered with No Onward Chain
- Excellent First-Time Buyer Opportunity

SITUATION

Newtown offers a wide variety of local shops, supermarkets, bars, restaurants along with a theatre, museum and gallery. The town is well placed for those commuting with Shrewsbury, Wrexham, Oswestry, Welshpool, Aberystwyth and Llandrindod Wells all being within a commutable distance. The railway station offers easy access to the coast and into Shrewsbury for those commuting. The town is well serviced with a number of junior schools, High School and College along with a leisure centre, cricket, bowls, tennis and rugby club.



ACCOMODATION

A UPVC entrance door opens into the bright and practical open-plan living accommodation. The lounge area features a double-glazed window overlooking the front elevation, complemented by attractive wood-effect laminate flooring. The living space flows seamlessly into the kitchen, creating a sociable and versatile area for everyday living and entertaining.

The modern fitted kitchen comprises a range of wall and base units with complementary laminate work surfaces, together with a gas hob, electric oven and stainless-steel extractor canopy. Additional features include a wall-mounted gas boiler, plumbing and space for a washing machine, and a useful understairs storage cupboard.

A turned staircase leads to the first floor, while a door provides direct access to the rear courtyard, offering a convenient connection between the internal and external living spaces.

A staircase rises to the first-floor landing, providing access to the bedroom and bathroom.

The bedroom features a characterful cast-iron fireplace surround, double-glazed window and useful understairs storage cupboard, combining period charm with practical storage.

The bathroom is fitted with a white suite comprising a panelled bath with electric shower over, WC and wash hand basin. A frosted double-glazed window to the rear provides natural light and privacy.

The second-floor bedroom, which offers additional character with an attractive exposed ceiling beam. A window overlooking the front elevation provides natural light and an outlook to the front.



EXTERNALLY

There is on street parking to the front and access to shared rear patio serving several properties. External archway leading to the front of the road from the communal area.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, drainage and mains 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'

DIRECTIONS

Postcode for the property is SY16 2BP

What3Words Reference is ///riverboat.refrained.amends

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

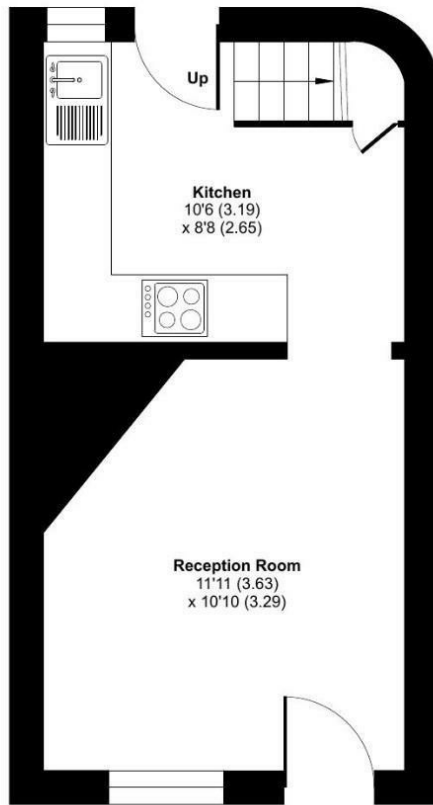
www.onthemarket.com

Approximate Area = 541 sq ft / 50.3 sq m

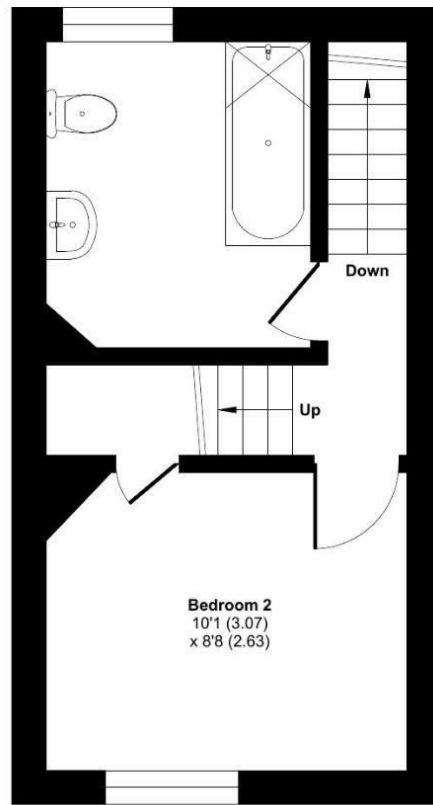
Limited Use Area(s) = 15 ft / 1.4 sq m

Total = 556 sq ft / 51.7 sq m

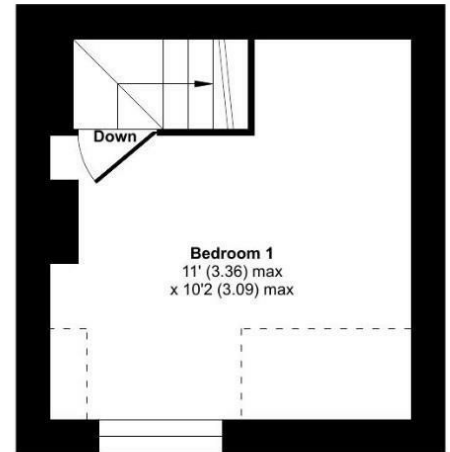
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1529383



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		89	
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.



WELSHPOOL SALES

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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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch