

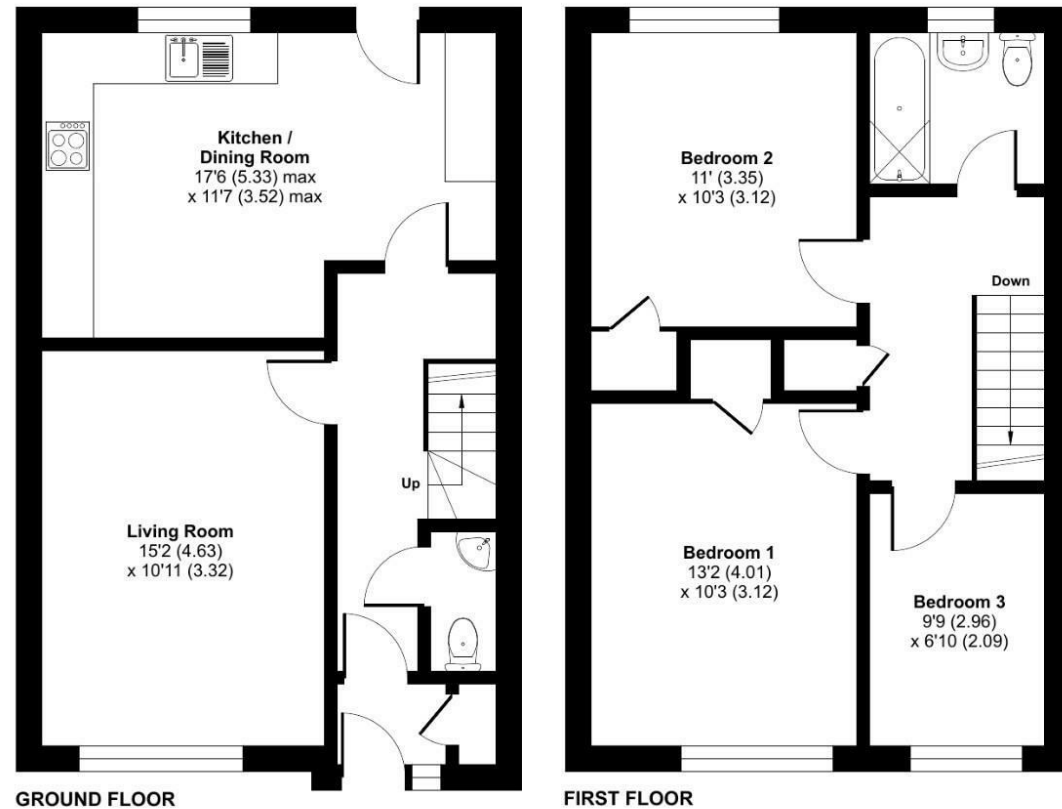
FOR SALE

208 Heol Y Nant, Newtown, SY16 1QZ

Halls 1845



Approximate Area = 964 sq ft / 89.5 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). © nichecom 2026. Produced for Halls. REF: 1455102



FOR SALE

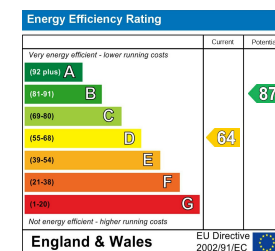
Offers in the region of £155,000

208 Heol Y Nant, Newtown, SY16 1QZ

**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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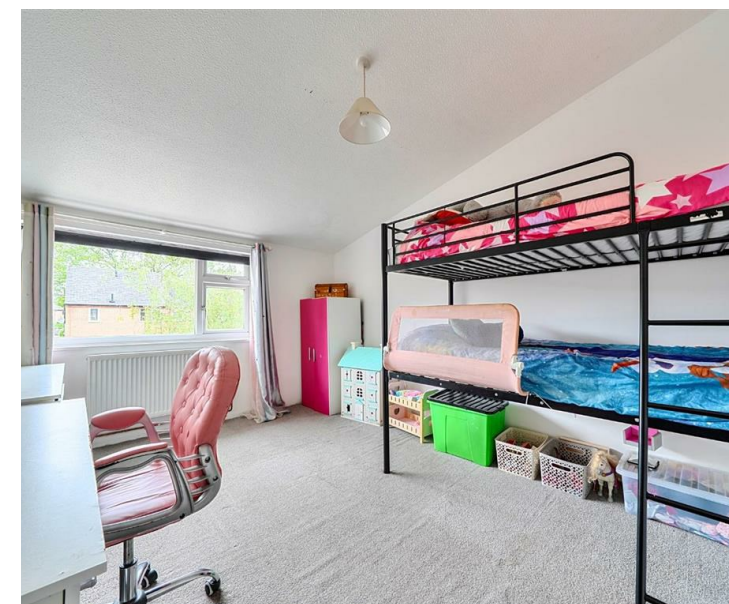
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom mid-terrace property
- Spacious lounge and fitted kitchen/diner
- Two double bedrooms with built-in wardrobes
- Located in a quiet cul-de-sac close to local amenities

#### 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.

#### Accommodation

The property has a double glazed entrance door that leads into an enclosed porch with store cupboard and on into the entrance hall. The entrance hall has stairs leading to the first floor, W.C., and doors to both lounge and kitchen/diner.

The lounge has a large picture window to the front with wood laminate flooring. The kitchen has a range of wall and base units, larder cupboard, electric grill and oven, gas hob, plumbing and space for washing machine, dryer and space for a fridge freezer with a door to the rear.

The first floor landing has airing cupboard and loft access with doors to all bedrooms and bathroom.

There are two generous double bedrooms to front and rear both with built in wardrobes and a further single bedroom.

The bathroom is fitted with a white three piece suite comprising, bath with a shower over and screen, W.C., and pedestal wash hand basin.

#### Externally

To the front the property has block paved off street parking and further gravelled area.

To the rear is a fenced, paved yard with 2 sheds and rear access gate.

#### 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 'C'

#### Directions

Postcode for the property is SY16 1QZ

What3Words Reference is commands.like.ivory

#### 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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

#### Notes

The property has fibre broadband installed