



51 Pavilion Court, Newtown, SY16 1EB

Offers in the region of £165,000



Holters
Local Agent, National Exposure

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51 Pavilion Court is a well-maintained semi-detached home in a central Newtown location, offering two bedrooms, spacious kitchen/dining room, and an easily managed courtyard garden. Ideal for first-time buyers, downsizers, or investors, with off-road parking and no ongoing chain.

- Well-Maintained Semi-Detached Home
- Reception Room to Front
- Off-Road Parking
- EPC C
- Two Bedrooms
- Shower Room with Wash Basin & WC
- No Ongoing Chain
- Spacious Kitchen/Dining Room
- Easily Managed Courtyard Garden with Composite Decking
- Central Newtown Location

The Property

Holters are pleased to present 51 Pavilion Court, a well-maintained semi-detached home in a central Newtown location. Offering two bedrooms, a spacious kitchen/dining room, and an easily managed courtyard garden, this property is ideal for first-time buyers, downsizers, or investors seeking a solid rental opportunity. With off-road parking and the advantage of no ongoing chain, this is a home ready to move straight into.

Step inside to a welcoming entrance hall with stairs rising to the first floor. The reception room sits to the front of the property, a comfortable family space with pleasant natural light. Moving through, the kitchen/dining room runs across the rear - a real hub of the home with timber units, tiled splashbacks, integrated appliances, and room for a dining table. French doors open straight out to the rear courtyard garden, making this a lovely space for everyday living and easy indoor-outdoor flow.

Upstairs, the landing leads to two bedrooms and a family shower room. The main bedroom is a good-sized double with plenty of space for furniture, whilst the second bedroom is

a comfortable single. The shower room is fitted with a modern white suite including shower cubicle, wash basin, and WC.

Outside, the property really comes into its own for those seeking low-maintenance living. The rear courtyard garden has been thoughtfully designed with composite decking, contemporary fencing, and raised planters - perfect for a morning coffee or evening drink without the demands of a traditional lawn. Two useful sheds provide storage for bikes, tools, or seasonal bits and pieces. To the front, off-road parking offers convenience in a town-centre location.

51 Pavilion Court sits in the heart of Newtown, within easy reach of shops, schools, the railway station, and all local amenities. Whether you're a first-time buyer looking for a manageable starter home, a downsizer seeking easy maintenance, or an investor after a reliable rental property, this well-presented home ticks the boxes. Offered with no ongoing chain, it's ready for its next chapter.

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.

Services

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

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

What3Words

///cinemas.graphic.daredevil

Nearest Towns/Cities

- 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

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.



