



106 GARTH OWEN


NEWTOWN | POWYS | SY16 1JW



This extended four bedroom mid terrace property has undergone a scheme of refurbishment and now comprises entrance porch, generous lounge, extended and refitted kitchen/diner with central island, landing, two double bedrooms and refitted four piece family bathroom, landing and two further bedrooms. There is off road parking to the front and landscaped, low maintenance rear garden. The property has gas fired combination central heating and double glazing and must be viewed to be fully appreciated.

Offers in the region of £250,000



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- Recently refurbished throughout
- Refitted kitchen/diner featuring a central island
- Off-road parking to the front
- Landscaped low-maintenance rear garden
- Mains gas central heating
- Close to schools, shops and other amenities

Double glazed entrance door leading into

ENTRANCE PORCH

Wood laminate floor covering, double glazed windows to front elevation.

ENTRANCE HALL

Stairs off, radiator, tongue and groove panelling to lower half of the walls, wood laminate floor covering, double glazed window to front elevation, meter cupboard, smoke alarm.

LOUNGE/ DINING ROOM

Double glazed window to front elevation, wood laminate floor covering, inset electric feature fire, built in storage cupboard, shelved alcove, television point, two radiators.

UTILITY AREA

Under stairs storage cupboard, plumbing and space for washing machine, tile effect laminate floor covering, storage cupboards, laminate work surface.

W.C.

Wash hand basin set on stand, low level W.C.. radiator, tiled floor covering.



EXTENDED KITCHEN/ DINING ROOM

Fitted with a range of base units with polished granite work surfaces, gas five ring hob, stainless steel extractor fan, electric grill and oven, recess spotlights, inset one and half bowl sink drainer unit, mixer tap, central island with breakfast bar, two radiators, larder cupboard, integrated full height fridge and freezer, exposed brickwork to one wall, television point, double glazed window to rear elevation, double glazed door to rear, integrated dishwasher (the hob, dishwasher and oven have recently been replaced), panel glazed door to

SIDE PASSAGEWAY

Double glazed door to front.

LANDING

Shelved storage cupboard, cloaks cupboard, double glazed window to front elevation, stairs off.

BEDROOM ONE

Double glazed window to front elevation, radiator.

BEDROOM TWO

Double glazed window to rear elevation, radiator.

FAMILY BATHROOM

Comprising of a walk in corner shower, bath, pedestal wash hand basin, low level W.C., two frosted double glazed windows to rear elevation, cupboard housing Glow-worm gas fired combination boiler, heated chrome towel rail, tiled floor and walls.

LANDING

Storage area.

BEDROOM THREE

Double glazed roof light, radiator.



BEDROOM FOUR

Double glazed roof light, radiator.

EXTERNALLY

To the front, the property has tarmac off road parking and to the rear is a paved patio entertaining area, artificial grass, raised decked entertaining area with timber fence surround, raised planters for ease of maintenance, outside tap, shed and courtesy lights.

SERVICES

Mains electricity, water, drainage and gas 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 1JW

What3Words Reference is harmony.rolled.apricot

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

www.onthemarket.com

Approximate Area = 1445 sq ft / 134.2 sq m
 Limited Use Area(s) = 136 sq ft / 12.6 sq m
 Total = 1581 sq ft / 146.8 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). © nctecom 2026. Produced for Halls. REF: 1415063



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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

14 Broad Street | Welshpool | Powys | SY21 7SD

☎ 01938 555552 ✉ welshpool@halls.gb.com

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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.