



BRYNCOED STEP A SIDE

MOCHDRE | NEWTOWN | POWYS | SY16 4JJ



This bright and versatile three-bedroom upside-down home enjoys a peaceful semi-rural setting while remaining conveniently close to town amenities. Designed to maximise natural light and take full advantage of the surrounding countryside views, the property offers well-presented and flexible living spaces ideal for modern family life. Outside, the low-maintenance gardens provide sunny areas for relaxing and entertaining, all set against an attractive rural backdrop. Further benefits include generous driveway parking, a garage, and extensive integral storage.

Offers in the region of £290,000



- Bright, versatile three bed upside down home
- Peaceful, semi rural setting close to town
- Light filled living spaces with far reaching views
- Low maintenance gardens with sunny entertaining areas
- Generous parking, garage and large integral storage

SITUATION

This well presented three bedroom home is situated in a quiet and scenic location to the south west of Newtown and combines a tranquil, semi rural feel with excellent convenience to Newtown's shops, supermarkets, schools, leisure facilities and transport links by road and rail.

There is easy access to the A489 and A483, linking to Welshpool, Shrewsbury and the wider region.

Newtown railway station is a key stop on the Cambrian Line, offering eastbound services to Shrewsbury and Birmingham, with westbound connections to Machynlleth, Aberystwyth and Pwllheli



SCHOOLS

There is a strong selection of English and Welsh medium education within easy reach, with well regarded primary options such as Maesyrhandir C.P. School, Ysgol Dafydd Llwyd, Ysgol Calon y Dderwen and Penygloddfa Primary School.

Newtown High School providing comprehensive secondary education.

The area is also served by Cedewain School for additional learning needs.

ACCOMMODATION

Designed to maximise natural light and the far reaching countryside views, this beautifully arranged upside down home offers an inviting and versatile layout. The main living areas occupy the middle floor, creating bright, uplifting spaces, while the bedrooms are thoughtfully positioned on the lower level to provide a calm and private sleeping environment.

This middle level forms the heart of the home; a well presented and welcoming space that enjoys both privacy and elevated views across the surrounding landscape. The conservatory, currently used as a sky high dining room, is a wonderful year round retreat, perfect for relaxing or entertaining. Oil central heating and a wood burning stove ensure comfort throughout the colder months.

The upper level is presently arranged as a dedicated movie room, though its generous proportions make it equally suitable as an additional bedroom or home office.



EXTERNALLY

The stepped garden offers exceptional panoramic views over the house and out towards the rolling green hills of Mid Wales. Designed for low maintenance, the garden provides sunny areas where shrubs and herbs can thrive, along with potential for vegetable beds or cascading floral displays that could create a vibrant burst of colour visible from the kitchen

A rear patio accessed directly from the kitchen features an outdoor bar and an adjacent glass surround decking area. This is an ideal sun trap and a superb setting for relaxing or entertaining while taking in the scenery.

To the front of the property, there is access to a large storage area (formerly a garage), an independent garage and driveway parking for three or more vehicles.

SERVICES

Mains electricity, water, drainage and oil 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 'E'

DIRECTIONS

Postcode for the property is SY16 4JJ

What3Words Reference is email.sticky.encoding

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

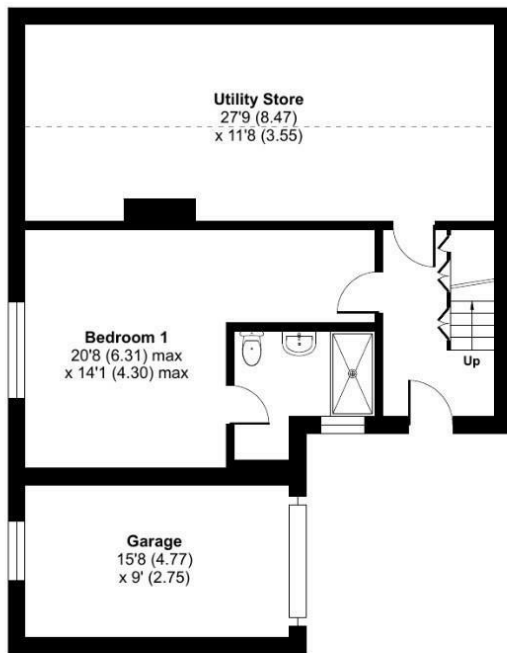


Approximate Area = 1659 sq ft / 154.1 sq m

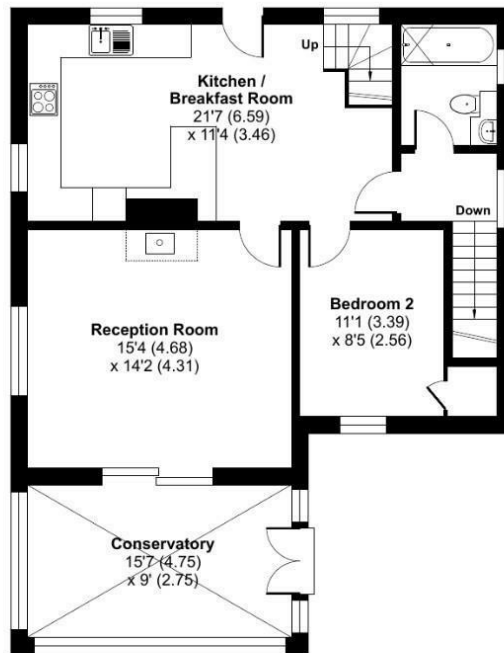
Garage = 371 sq ft / 34.5 sq m

Total = 2030 sq ft / 188.6 sq m

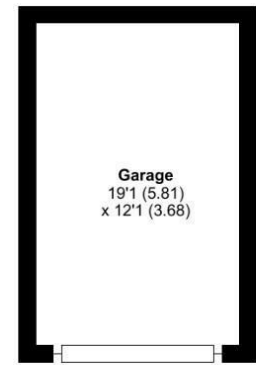
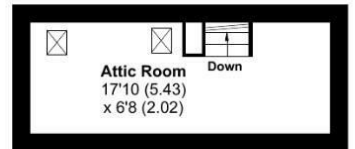
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1456166

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(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

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 | welshpool@halls.gb.com

www.halls.gb.com | Facebook | Instagram



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