

Holters
Local Agent, National Exposure

Afallon, 7 Park Close, Newtown, SY16 1EL

Offers in the region of £310,000



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Holters are delighted to present Afallon, a spacious four bedroom detached bungalow coming to the market for the first time in over 30 years. Surrounded by exceptional established gardens and offered with no onward chain, it is a much-loved home in a lovely Newtown setting.

- Substantial, Detached Bungalow
- Kitchen with Generous Storage
- Additional Outbuildings
- No Onward Chain
- Four Bedrooms
- Family Bathroom with Additional Shower
- Wrapround Gardens
- Two Reception Rooms & Conservatory
- Attached Garaged
- Off Road Parking

The Property

Afallon has been in the same ownership for more than 30 years and now comes to the market with no onward chain. This is a roomy four bedroom detached bungalow in a lovely spot, surrounded by established gardens that have been planted, shaped and cared for over many years.

The front door opens into a spacious central hallway. Double doors lead into the sitting room, a large and light space with windows on two sides and a fireplace. Across the hall, the dining room has plenty of room for a full-sized table and opens directly into the conservatory, extending the living space towards the garden.

The kitchen is a substantial room with windows on two sides, long runs of fitted cupboards and worktops, space for several appliances and three built-in storage cupboards. From here, a small rear lobby provides access to the garden.

There are four bedrooms, including two generous doubles and two smaller rooms which could remain as bedrooms or be used for guests, hobbies or working from home. The master bedroom has its own wash basin, and the accommodation is completed by a

family bathroom and a compact separate shower room.

The gardens wrap around the bungalow and give the whole property a green and private feel. True to its name, the garden features several fruit trees alongside mature hedging, flowering shrubs, lawns, productive beds and paved seating areas. These divide the plot into several distinct spaces, with a magnificent mature tree providing an impressive backdrop.

The driveway provides parking and leads to the attached garage. Within the garden is a separate brick-built outbuilding, currently used as a utility space and for storage, with potential to become a workshop, studio or hobby room. There is also a useful shed, which is in good condition.

With spacious accommodation all on one level, beautiful gardens and the centre of Newtown close at hand, Afallon has plenty to offer its next owner. It is available with no onward chain.

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.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has oil fired central heating.

Services

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

Broadband

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

Council Tax

Powys County Council - Band F

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

What3Words

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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.

Consumer Protection

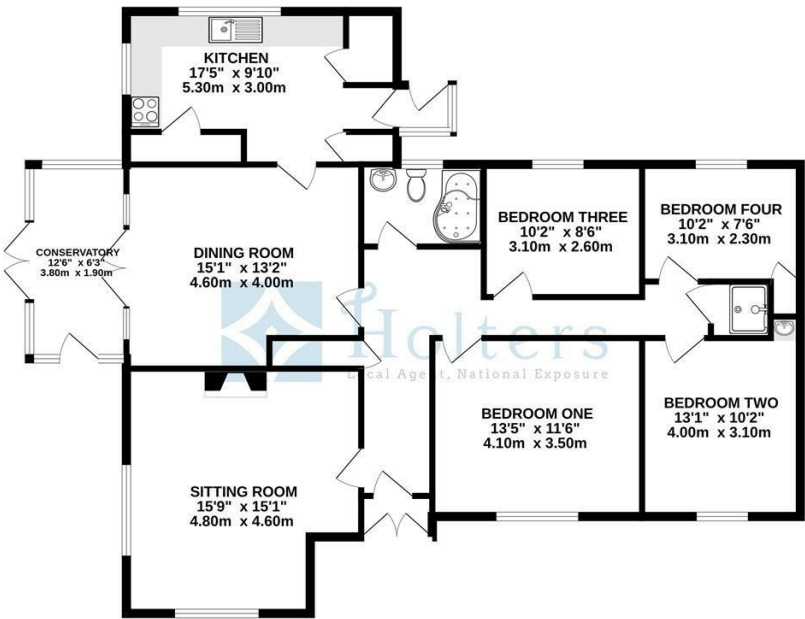
Consumer protection from unfair trading

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.

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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.

GROUND FLOOR
1317 sq.ft. (122.3 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2020

