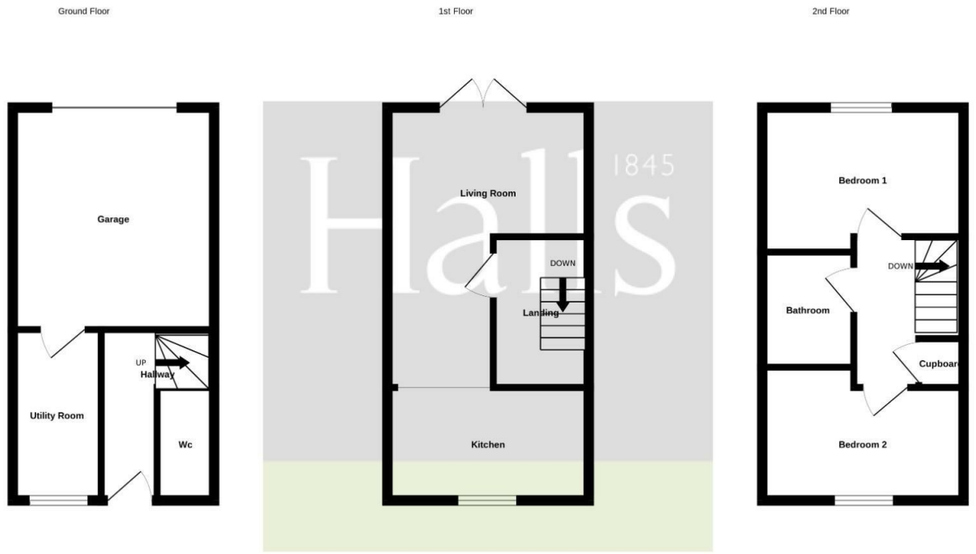
TO LET

17 Afon Way, Newtown, SY16 2JG



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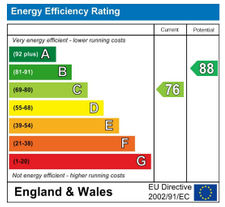
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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



Halls 1845

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17 Afon Way, Newtown, SY16 2JG

Three storey two bedroom mid terrace property situated in Newtown close to local shops and amenities. The property benefits from gas fired central heating, double glazing, garage, parking and pleasant views. The accommodation comprises entrance hall, W.C., utility room with door to garage, first floor open plan kitchen/diner/lounge with French doors and Juliet balcony, two bedrooms and bathroom on the second floor.

TO LET

1 Reception Room/s

2 Bedroom/s

2 Bath/Shower Room/s

- **Close to local shops and amenities**
- **Gas fired central heating**
- **Open plan kitchen/diner/lounge**
- **Utility Room & Downstairs WC**
- **No Pets**
- **Garage & Off Road Parking for 2 vehicles**

Rental Terms
Rent: £675 per calendar month.
Deposit: £775.
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.
No Pets.

Entrance Hall
Central heating radiator, turned stair case off

WC
Wall mounted wash hand basin, low level WC, central heating radiator, extractor fan

Utility Room
Double glazed window to the front elevation fitted with a range base units with laminate roll top work surfaces and gas hob. Stainless steel sink drainer unit. Plumbing and space for washing machine. Extractor fan, central heating radiator. Access door to garage

Garage
Up and over door, gas boiler. Fuse board

Lounge Area
Double glazed French doors leading on to Juliet balcony. Central heating radiator, television point, wood laminate floor covering

Dining Area
Central heating radiator, wood laminate floor covering

Kitchen Area
Double glazed window to the front elevation. Fitted with a range of wall and base units with laminate roll top work surfaces. Stainless steel sink drainer unit, electric hob and oven. Stainless steel splash back, stainless steel extractor canopy. Space for fridge freezer. Wood laminate floor covering. Extractor fan

Bedroom 1
Double glazed window to the rear elevation, central heating radiator, telephone point, television point

Bedroom 2
Double glazed window to the front elevation, central heating radiator

Bathroom
Fitted with a white suite comprising pedestal wash hand basin, bath with shower over and screen, tiled splash backs, low level WC, extractor fan, central heating radiator

Externally
To the front the property gated pathway to the front door with entrance canopy
To the rear there are 2 parking spaces.

Service
It is understood that mains gas, electricity, water and drainage are connected to the property.

Local Authority/Tax Band
Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828
The property is in Band 'C'

Viewings
Strictly by appointment only with the selling agents Halls,14 Broad Street, Welshpool, Powys, SY21 7SD

Directions
Postcode for the property is SY16 2JG

What3Words Reference is whiplash.cowering.small