



10 Heather Close, Newtown, SY16 2TF

Offers in the region of £175,000



Holters
Local Agent, National Exposure

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New to the market is 10 Heather Close - a recently updated 3 bedroom semi detached property benefitting from close proximity to Newtown town centre, with lovely rural views.

A great property, at a great price!

Key Features

- Semi-Detached Modern House
- 3 Good-Sized Bedrooms
- Recently Updated Kitchen
- Reception Room
- 2 Bathrooms
- Enclosed Rear Garden
- Off Road Parking
- Lovely Views
- Ideal for First Time Buyers

The Property

10 Heather Close is a well presented house situated within a popular modern cul-de-sac on the outskirts of Newtown. The Llwychairn area of Newtown benefits from proximity to all the towns amenities whilst offering an element of peace and tranquility as it neighbours local rural land with beautiful views.

The current owners have refurbished and redecorated the property installing a new kitchen, bathrooms and new carpets throughout. The improvements make this property an ideal proposition for first time buyers or investors.

Inside, the spacious accommodation spans over 3 stories. On the ground floor, a hallway has stairs rising off to the first floor and a separate door opening into the kitchen which was newly fitted in 2022. A further door from the kitchen opens onto the light

airy living room with space for a dining table, understairs storage area and French windows out to the garden.

On the first floor you will find the first two double bedrooms and recently updated shower room. The second floor offers a large third bedroom with ensuite shower room.

Outside, the property has a brick paved driveway to the side providing off road parking for 2 vehicles. There is a low maintenance rear garden consisting of patio and gravel areas, which has well-defined fenced boundaries, double doors leading into the lounge-diner and overall poses as a pleasant spot to relax within the warmer months and a secure play area for children.

The Location

Newtown, also known as 'Y Drenewydd' in Welsh, is the largest town in Powys, surrounded by hills visible in every direction and offers an extensive range of retail, recreational and educational facilities.

Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. There is outstanding

education available in the area, with 8 junior/ infant schools including a special needs school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award at inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture.

Newtown offers a great deal of everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatr Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of Wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown AFC who play their home football at Latham Park, that recently secured a Europa League qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket, Tennis and a Basketball club



who have recently been reformed as the Mid-Wales Basketball Club. The town also has a selection of gymnasiums and a thriving running scene.

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.

Council Tax

Powys County Council - Band C.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

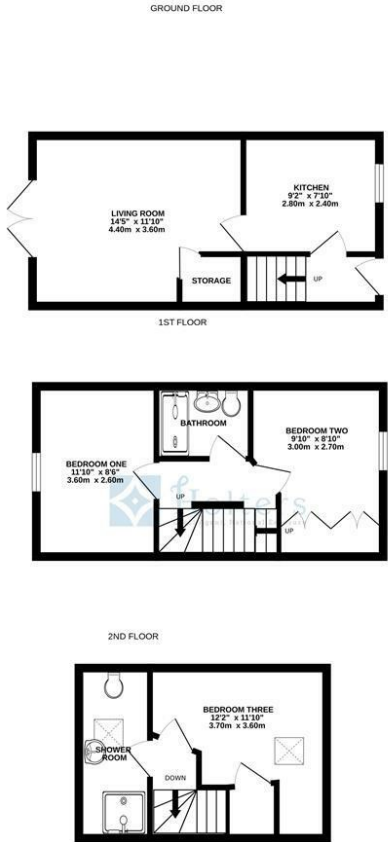
Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

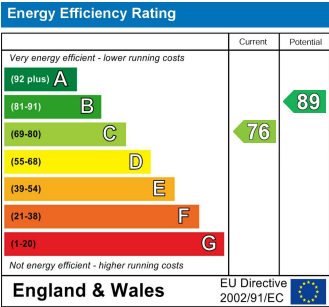
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders 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 lessor 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 vendor or lessors do not make or give, and neither do Holders 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.



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.
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