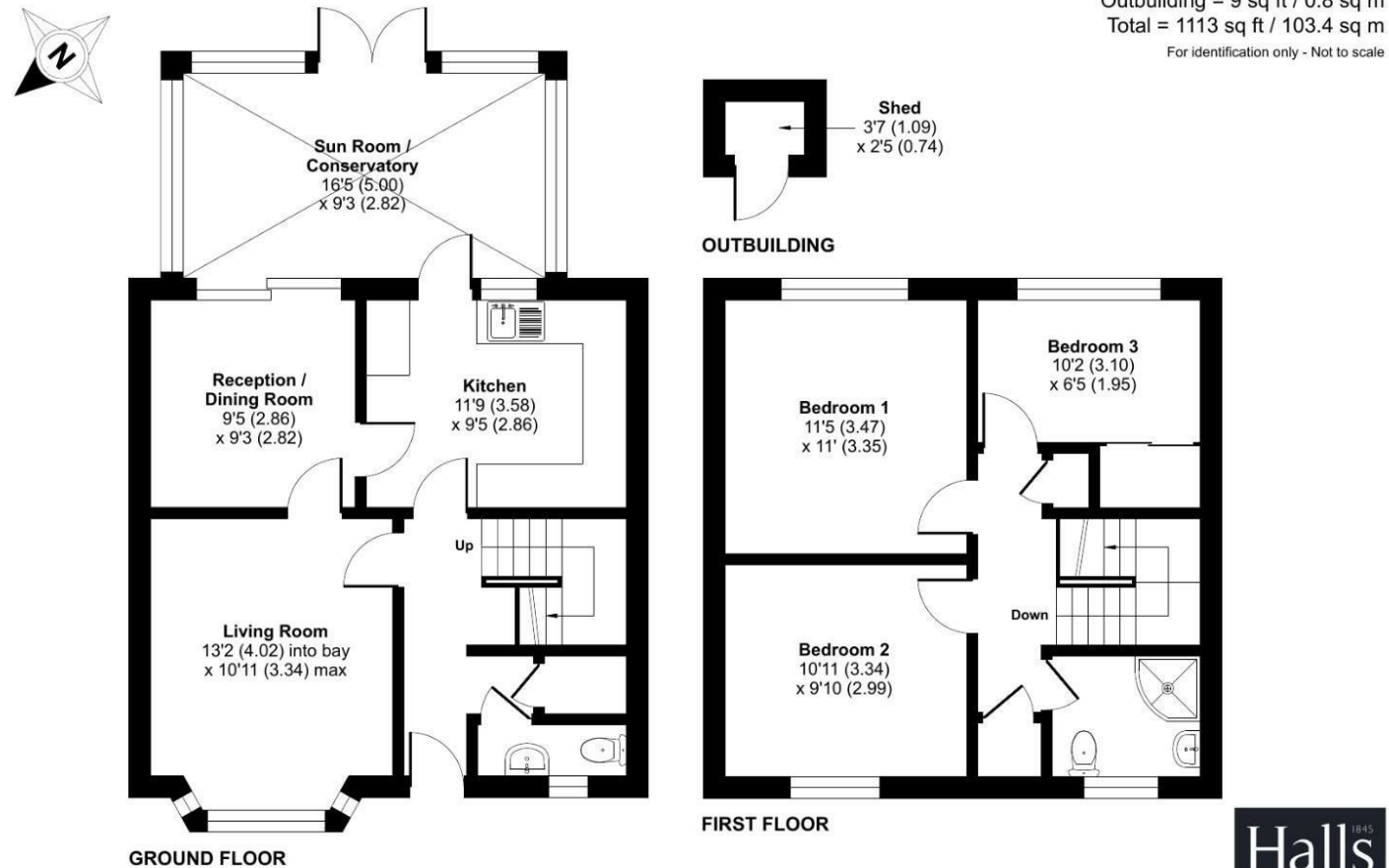


FOR SALE

178 Lon Dolafon, Newtown, SY16 1QY



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1452070



FOR SALE

£165,000

178 Lon Dolafon, Newtown, SY16 1QY

Recently refurbished, three bedroom terraced home, ready for immediate occupation. Popular residential area. Park your car off road on private driveway. Low maintenance garden, conservatory and access to rear parking area. Great letting opportunity for property investor.

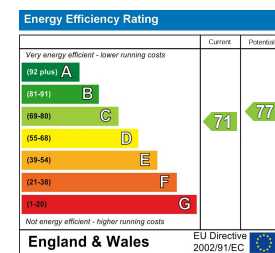
NO ONWARD CHAIN.



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



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Refurbished 3 bedroom property with parking
- Set in a quieter part of the residential estate
- Low maintenance gardens and rear conservatory
- Buy to let opportunity
- No onward chain

Situation

This well presented mid terrace home is located in a quieter part of the popular Trehafren residential area on the outskirts of Newtown, close to the Vaynor playing fields and recreation grounds. With several schools nearby, this area is convenient for families.

Local shops and amenities are within a five minute walk, while the town centre can be reached in around 15 minutes on foot or five minutes by car.

Transport links are excellent, with easy access by car or bus to the town centre and the Newtown bypass via Llanidloes Road. Newtown railway station is a key stop on the Cambrian Line, offering eastbound services to Shrewsbury and Birmingham, and westbound connections to Machynlleth, Aberystwyth, and Pwllheli

Accommodation

The property has been decorated throughout and is available for immediate occupation.

Off the entrance hall, there is a cloakroom, storage cupboard and living room (enjoying abundant natural light from a bay window) with dining room, kitchen and glazed conservatory to the rear. The conservatory provides versatile living space and also serves as a utility room with plumbing for a washing machine.

Upstairs there are two double bedrooms, a single bedroom with built in wardrobe, a storage cupboard and bathroom offering an electric shower in place of a bath.

Externally

A mature hedge gives privacy to the front of this mid terraced home that has its own driveway parking with further cul de sac parking area to the rear.

The rear garden has a paved patio area, a low maintenance raised bed with shrubs, brick built garden shed and access to the parking area.

Services

Mains electricity, water, drainage and gas 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 'C'

Directions

Postcode for the property is SY16 1QY

What3Words Reference is ledge.herbs.relief

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