



Holters

Local Agent, National Exposure

2 Rose Cottage, Llanfair Road, Newtown, SY16 2DL

Offers in the region of £185,000



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A charming three-bedroom home with a cottage feel, modern updates, and a garden in full bloom — welcome to 2 Rose Cottage.

Key Features

- Semi-Detached Period Cottage
- Three Bedrooms
- Cosy, Living Room
- Open-Plan Kitchen / Diner
- Family Bathroom
- Character Features
- Off Road Parking
- Generous Garden
- Close to Town Centre and Hospital
- No Ongoing Chain

The Property

2 Rose Cottage is a gem of a property, full of heart, clever touches and character in every corner.

Beautifully arranged over three storeys and lovingly updated throughout, the property offers the perfect blend of period charm and modern convenience — with a stylish new kitchen and bathroom, bright interiors, a fabulous garden, and even private parking, all tucked just a short stroll from the town centre.

Step through the new front door into the welcoming living room, where a large front-facing window brings in plenty of natural light. Wood-effect flooring and a traditional fireplace create a cosy, relaxed feel that flows through to the dining room — a perfect spot for quiet dinners or catching up with friends — and into the kitchen beyond.

The kitchen has been thoughtfully

renovated with soft grey Shaker-style units, metro tile splashbacks, and a generous skylight that gives the space a bright, airy feel. There's room for essential appliances, plenty of storage, and direct access to the garden via the adjoining lean-to/utility.

Upstairs, the first floor is home to the main bedroom with its bay window and original features, as well as the newly fitted bathroom — stylishly tiled and equipped with a shower over bath, WC, and wash basin. The staircase leads to the top floor, where two additional bedrooms offer cosy and flexible spaces ideal for children, guests, or working from home.

Outside, the enclosed side garden is a true bonus — thoughtfully landscaped with a lawn, patio, raised beds, and two sheds, plus a larger timber workshop with power and lighting. The private parking area beyond the garden is a rare find in this part of town and adds real convenience to daily life.

Full of charm, neatly presented, brilliantly located, and competitively priced — this is a lovely home that makes the most of every inch. Give Holters a call to arrange a viewing — we'd love to show you around.

The Location

Newtown, also known as 'Y

Drenwydd' 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.

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 C

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.

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.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 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.

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