



Holters

Local Agent, National Exposure

32 Meadow View, Newtown, SY16 1NU

Offers in the region of £249,950



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Set in the peaceful Meadow View development, this well-kept three-bedroom home offers space, comfort and room to grow. With a light-filled conservatory, enclosed garden and practical layout, it's the perfect spot to put down roots and let life blossom.

Key Features

- Well-Maintained Semi-Detached Home
- Three Bedrooms
- Open-Plan Kitchen / Dining Room
- Main Living Room & Light-Filled Conservatory (Added 2018)
- Family Bathroom & Downstairs WC
- Enclosed Rear Garden with Countryside Views
- Useful Garden Shed & Gated Side Access
- Parking for Two Cars
- Quiet Cul-de-Sac Location
- 10-Min Walk to Town, 5-Min Walk to Station

The Property

Located in a quiet residential cul-de-sac on the edge of Newtown, this well-maintained three-bedroom semi-detached home offers spacious living, modern comforts and lovely countryside views.

Built in 2009 and owned by the same family ever since, the property has been thoughtfully improved over the years, most notably with the addition of a conservatory in 2018, which adds extra living space and makes the most of the rear garden and views beyond.

The accommodation includes a welcoming entrance hall with cloakroom, a bright living room at the front of the house, and a spacious kitchen/dining room at the rear. The kitchen is fitted with shaker-style units and wood-effect worktops with room for a family table and access through to the conservatory.

The conservatory is a real bonus, with a

glass roof, wraparound windows and doors leading directly out to the patio. It's ideal for use as a second sitting room, playroom or office.

Upstairs, there are three bedrooms, two comfortable doubles and a third single, which could also work well as a nursery or study. The family bathroom includes a full-size bath with shower over, WC and wash basin. The house offers excellent storage throughout, with built-in cupboards, loft space, and room for outdoor items in the side shed.

Outside, the rear garden is enclosed and features a lawn, patio seating area and attractive open views over the surrounding hills. A mature cherry tree adds a splash of seasonal colour in spring and summer, while the garden remains easy to manage year-round. There is gated side access, a useful shed for storage, and parking for two cars at the front of the property.

The location is ideal, just a 10-minute walk to Newtown's town centre and around 5 minutes on foot to the train station, making it easy to commute or pop into town.

This is a smart, low-maintenance home in a well-established part of town, offering a great balance of indoor and outdoor space. It's ideally suited to first-time buyers, young families, or those looking to downsize to something manageable without compromising on comfort or outlook.

For more information or to arrange a viewing, contact Holters today.

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 Llatham 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.

Heating

The property has the benefit of gas fired central heating.

Services

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

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band D

Broadband

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

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

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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 - 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.



