



**6 Canal Close, Newtown, SY16 2HG**

**Offers in the region of £224,950**



**Holters**  
Local Agent, National Exposure



## 6 Canal Close, Newtown, SY16 2HG

If you're looking for a modern detached home close to town with proper parking and a practical layout, 6 Canal Close delivers exactly that. Well presented throughout, with a secure, low-maintenance garden and no onward chain, it's a straightforward move into a great location.

Contact Holters to arrange your viewing.

### Key Features

- Modern Detached Home in a Popular Cul-de-Sac
- Three Bedrooms
- Bright Living Room with Garden Access
- Open-Plan Kitchen / Dining Room
- Dedicated Study Area Under the Stairs
- Fully Enclosed, Low-Maintenance Rear Garden with Side Access
- Family Bathroom, En-Suite Shower Room and Downstairs WC
- Two Private Parking Spaces
- EPC Rating: C
- No Ongoing Chain

### The Property

Just a short walk from Newtown's town centre, 6 Canal Close is a well-designed modern detached home offering three bedrooms, a fully enclosed rear garden and private, off-street parking, and it's available with no ongoing chain.

The entrance hall has a welcoming feel and gives access to the main living space, a bright room running the depth of the house with a window to the front and sliding doors to the rear garden. It's a comfortable everyday living area with space to relax, dine and entertain. Off the hallway, the owners have made excellent use of the understairs area by creating a dedicated study, ideal for hybrid working or keeping the household organised, and there is also a ground-floor WC.

The kitchen/dining room provides a sociable space for mealtimes, with good storage, plenty of work surface and room for a family table. A door leads directly

out to the garden, making it easy to spill outside in warmer months.

Upstairs are three bedrooms. The principal bedroom includes fitted wardrobes and an en-suite shower room. There is a further double bedroom, plus a comfortable single bedroom that would also work well as a nursery or second office. A modern family bathroom completes the accommodation.

The rear garden is a real advantage here, fully enclosed, low-maintenance and nicely contained, making it particularly suitable for children or pets. It's set up to enjoy the afternoon sun, with space for seating, planting and outdoor storage, and has gated side access. To the rear of the property are two private parking spaces, tucked away from the street.

A practical, well-presented home with a secure garden and parking in a convenient town-centre location, 6 Canal Close is an ideal option for first-time buyers, downsizers or investors. Chain-free and ready for its next chapter.

### 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 E

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 / Villages

- 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 (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

Referral Fees

Holters routinely refers vendors and purchasers

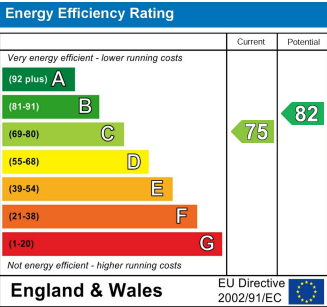
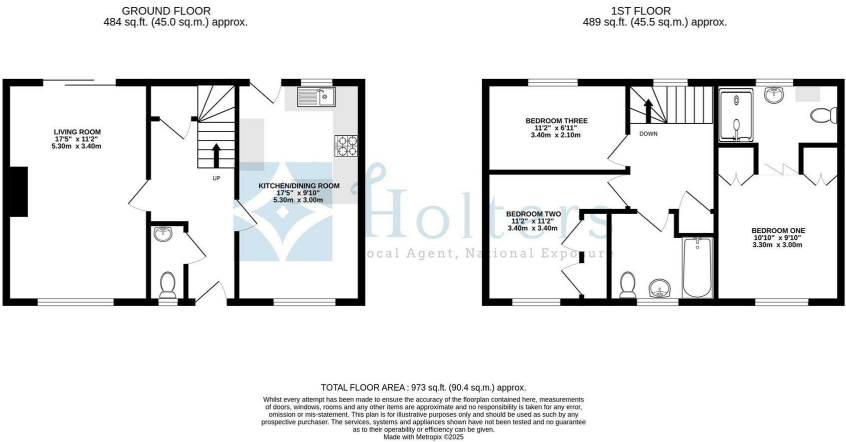
to providers of conveyancing and financial services. Please see our website for more information.

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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.







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