



36 Brynglas Avenue, Newtown, SY16 2QB

Offers in the region of £275,000



Holters
Local Agent, National Exposure

36 Brynglas Avenue, Newtown, SY16 2QB

36 Brynglas Avenue is a four-bedroom semi-detached family home with elevated views, generous gardens, and off-road parking in one of Newtown's best locations.

Ready for its next chapter with bags of potential and no ongoing chain.

- Semi-Detached Property
- Kitchen & Adjoining Dining Room
- Small Garage & Offroad Parking
- EPC C
- Four Bedrooms
- Upstairs Shower Room & Downstairs WC
- No Onward Chain
- Spacious Living Room & Conservatory
- Lovely Gardens with Far-Reaching Views
- Sought after Location

The Property

Holters are pleased to present 36 Brynglas Avenue, a much-loved four-bedroom semi-detached family home set in one of Newtown's most sought-after residential areas. Enjoying elevated views across the town and surrounding countryside, this well-proportioned property offers generous living space, a garage, driveway parking, and a lovely rear garden. Offered with no ongoing chain, it's ready for its next chapter.

Step inside to a welcoming entrance hall leading to the main living room, a spacious family space with a feature fireplace and patio doors opening straight into the conservatory. The conservatory is a light-filled addition with views stretching over the rear garden and across Newtown, a peaceful spot to relax or enjoy the morning sun.

The kitchen is fitted with wall and base units with a large window bringing in plenty of natural light, and space for a breakfast table. A separate dining room sits alongside - the two rooms offer the potential to be opened up into a generous open-plan kitchen/dining space. A downstairs WC and utility space complete the ground floor.

Upstairs, the landing leads to four bedrooms - three good doubles and one smaller fourth bedroom that would make an ideal nursery or home office - providing flexible accommodation for families, guests, or home working. The family shower room completes the first floor.

Outside, the property benefits from off-road parking to the front, with a driveway sitting in front of the garage. The former garage space has been divided to create the downstairs WC and utility area, with the remaining section offering useful storage or workspace.

The rear garden is a real highlight - generous for a town property, it's mainly laid to lawn with patio areas and pathways, enclosed by established hedges and fencing for privacy. A garden shed provides additional storage, and those lovely elevated views across Newtown and the surrounding countryside complete the picture.

Brynglas Avenue sits in a popular and established part of Newtown, within easy reach of schools, shops, and local amenities.

Whilst the property would benefit from

a degree of modernisation, it has clearly been cared for over the years and provides a solid, well-proportioned layout that lends itself perfectly to updating and personalisation. With its four bedrooms, excellent parking, far-reaching views, and clear scope to add value, this is an ideal purchase for families or those seeking a project in a prime position. Offered with no ongoing chain, 36 Brynglas Avenue is ready for its next chapter.

The Location

Newtown (Y Drenewydd) is the largest town in Powys, lying in the heart of Mid Wales and surrounded by hills and open countryside.

As a well-established market town, Newtown offers a wide range of services, schools and leisure facilities, making it a practical and popular choice for everyday living. The town has a strong educational offering, including a number of primary schools and Newtown High School and Sixth Form, which is well regarded locally. Post-16 and vocational education is available at Coleg Powys, providing further learning opportunities close to home.

Day-to-day needs are well served, with a mix of independent shops,



supermarkets, cafés, restaurants and public houses, alongside medical facilities and other essential services. Cultural and leisure amenities include Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum, contributing to an active and well-supported town centre.

For those who enjoy sport and outdoor activity, the surrounding countryside offers excellent walking and cycling routes, while the town itself is home to a wide range of sports clubs, gyms and recreational facilities. Newtown AFC is based at Latham Park, and there are established clubs for rugby, cricket, tennis and other sports.

Newtown is well connected, with a mainline railway station providing regular services along the Cambrian Line, as well as local bus routes and coach services, making it a practical base for commuting and wider travel.

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.

Broadband

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

Council Tax

Powys County Council - Band D

What3Words

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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

Referral Fees

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Wayleaves, Easements and Rights of Way

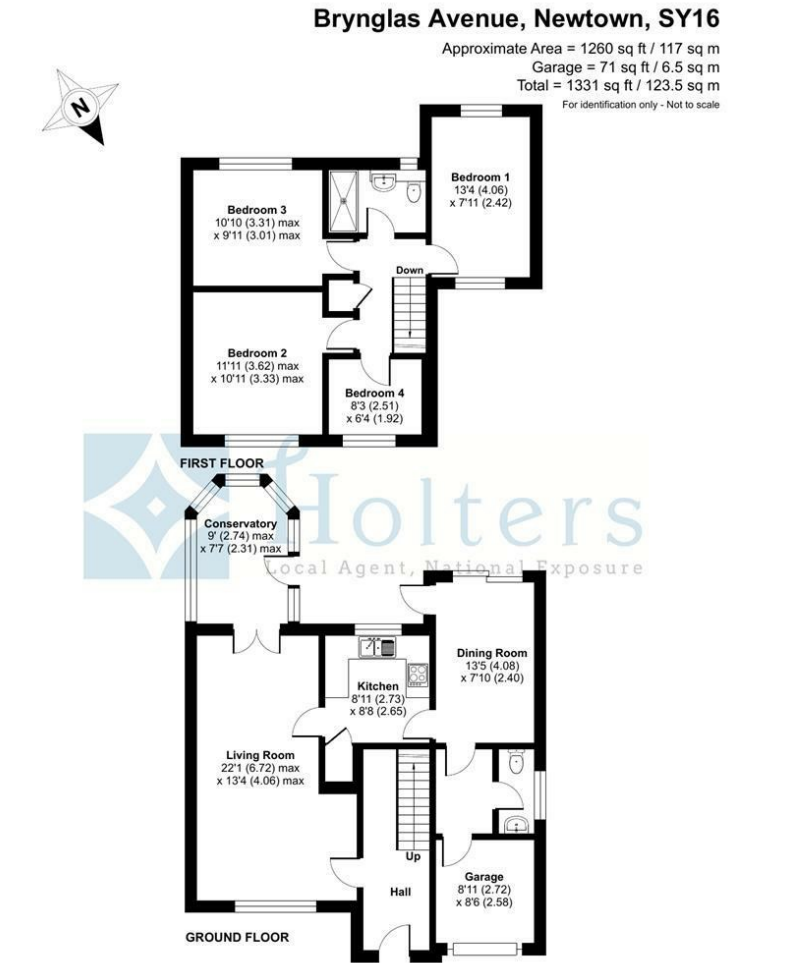
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.

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