



8a and 8b Chapel Street, Newtown, Powys, SY16 2BP

TWO APARTMENTS comprising a pleasant period property conveniently located a short walk from the town centre facilities and amenities of Newtown. The building has been refurbished to a high standard throughout and provides the following self-contained accommodation that is much in demand in Newtown:

- * A ONE BEDROOM apartment providing fitted kitchen, lounge/dining room and WC on the Ground Floor and Lower Ground Floor, and
- * A TWO BEDROOM apartment with fully fitted kitchen, lounge/dining room and spacious bathroom on the First Floor and Second Floor.

The apartments are popular with renters and a gross annual rental income of around £11,000 can be expected.

£149,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

8B Chapel Street

GROUND FLOOR

ENTRANCE HALL

Half-glazed entrance door. Floorboard-effect vinyl floor.

LOUNGE/DINING ROOM

Large windows to the front with fitted vertical blinds provide much light to the room. Fitted carpet. Wall mounted thermostatically controlled electric heater.

Open to:

KITCHEN

Fitted kitchen with excellent range of matching base and wall units with worktops and tiled splashbacks over. Inlaid single drainer sink with mixer tap. Built-under electric oven with electric hob over. Space for white goods. Extractor fan. Floorboard effect vinyl floor. Wall mounted thermostatically controlled electric heater.

Door to:

REAR LOBBY

Floorboard effect vinyl floor. Coat books. Wall mounted thermostatically controlled electric heater. Window to rear.

Door to enclosed concrete rear yard.

GROUND FLOOR WC

WC suite, wash hand basin with electric immersion heater for the hot water and having tiled surround. Extractor fan. Wall mounted fan heater. Floorboard effect vinyl floor.

LOWER GROUND FLOOR

From the Entrance Hall a carpeted staircase with hand rail descends to the Lower Ground Floor.

BEDROOM

Fitted carpet. Hanging rail. Window to front. Wall mounted thermostatically controlled electric heater.

ENSUITE SHOWER ROOM

Wc suite, pedestal wash hand basin with tiled splashback and electric immersion water heater. Fluorescent light with shaver point.

Fully enclosed shower cubicle with electric shower heater.

8A Chapel Street

FIRST FLOOR

Entrance Lobby is on the Ground Level. Half-glazed entrance door. Tiled floor. Window to front. Staircase rises to the FIRST FLOOR.

LANDING

Some open space at the top of the stairs. Window to front.

LOUNGE/DINING ROOM

Laminate floor. Thermostatically controlled electric heater.

Open to:

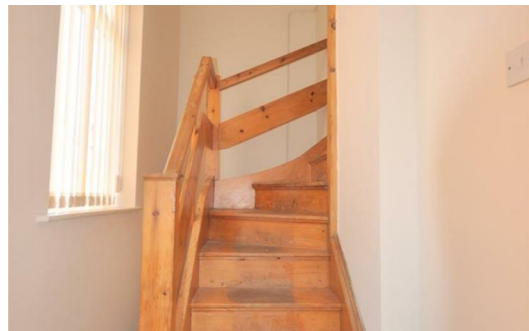
Kitchen

Fully fitted kitchen comprising base and wall units with worktops and tiled splashbacks over and including 1.5 bowl single drainer sink unit with mixer tap; washing machine, fridge and slot-in electric cooker. Laminate flooring. Spotlights. Window to rear.

SECOND FLOOR

From the First Floor Landing a staircase with fitted carpet rises to the Second Floor.

LANDING



Open area with window to front, suitable for small home office set up. Airing Cupboard with hot water cylinder and batten shelving below.

BEDROOM 1
Fitted carpet. Thermostatically controlled electric wall heater. Window to side.

BEDROOM 2
Fitted carpet. Thermostatically controlled electric wall heater. Window to front.

BATHROOM
Good sized bathroom comprising wc suite, pedestal wash hand basin with tiled splashback and shaver point over. Fully enclosed shower cubicle with electric shower heater and glass sliding doors. Vinyl flooring. Wall mounted fan heater. Extractor fan. Storage cupboard, Window to rear.

OUTSIDE
The property is approached directly off Chapel Street. There is an enclosed shared rear yard accessed from the Rear Lobby.

Council Tax
We are advised that both properties are in Council Tax Band A. Charges for 2022/2023 are £1,280.37.

Local Authority
Powys County Council. Tel No: 01597 826000
www.powys.gov.uk

LOCAL AREA - NEWTOWN
Located on the banks of the River Severn in the heart of mid Wales, Newtown is a pretty market town with a rich industrial heritage, surrounded by beautiful countryside.

Newtown provides excellent shopping facilities, independent stores and large supermarkets. It also has a cottage hospital, primary and secondary schools, leisure centre with gym and swimming pool, doctors surgery and dental practice.

It boasts excellent transport links by road, by bus and by train with a station on the main Cambrian Line, with direct connections to Birmingham via Shrewsbury, and easy connections to London.

From Newtown, the line travels through beautiful countryside to the Cambrian Coast at Aberystwyth, and up to the popular Llyn Peninsular in North West Wales.

In addition to its many attractions, as the largest town in central Wales, Newtown provides the ideal base to explore the surrounding countryside. There are nature

reserves, canal paths, the Severn Way and many local walks and cycling routes to enjoy straight from the door.

The stunning scenery of Snowdonia in North Wales, the Brecon Beacons and the Elan Valley in Mid Wales are also within easy reach of Newtown, as is the popular Hafren Forest (source of the rivers Severn and Wye), the University town of Aberystwyth and the beaches of Cardigan Bay, at Borth/Ynyslas and Aberdyfi.

Viewing Arrangements
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457
sales@clareevansandco.co.uk

Services
Mains electricity, water and drainage.

Important Notice
These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only, as defined by the RICS Code

8a Chapel Street EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



8b Chapel Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working

order.

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The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

1216925124



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