



**Holters**

Local Agent. National Exposure.

**14 Wynfields, Newtown, SY16 1HB**

**Offers in the region of £230,000**



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# 14 Wynfields, Newtown, SY16 1HB

14 Wynfields combines bright, open plan living with an exceptionally generous garden and a practical location close to Newtown.

A well finished, three bedroom semi detached home with space inside and out, ready to move straight into.

## Key Features

- Lovely Semi-Detached Home
- 3 Bedrooms
- Open plan Kitchen / Reception Room
- Generous Utility / Boot Room
- Family Bathroom
- Lovely Spacious Rear Garden with Summer House
- Attached Garage & Ample Off Road Parking
- Close to Town Centre and Local Schools
- Planning Granted for Two Storey Extension
- Recently Renovated and Redecorated Throughout

## The Property

14 Wynfields is a well positioned three bedroom semi detached home, built in 1966 and set at the end of a quiet residential cul de sac on a well established residential development in Newtown. Purchased by the current owners in 2021, the property has since been extensively renovated and redecorated throughout, resulting in a light, well finished home that is ready to move straight into. The property is within walking distance of Newtown's amenities and local schools, making it a practical choice for day to day life.

The front door opens into an entrance hall with stairs rising to the first floor and access into the main living space. The ground floor is arranged as an open plan kitchen and living room running from the front of the house through to the rear.

The kitchen sits to the front and has been newly fitted, with good storage and workspace arranged in a practical, uncluttered way. It opens directly into the living area, which extends towards the rear of the house where French doors open out onto the garden. This layout works particularly well for family life, allowing children and dogs to move easily between house and garden and lending itself naturally to summer entertaining.

On the other side of the entrance hall is a utility and boot room, with external doors to both the front and rear. This is a very useful space for

coats, boots, appliances and everyday storage.

Upstairs, there are three bedrooms and a family bathroom. Bedrooms one and two are both doubles and each benefits from built in wardrobes. The third bedroom is smaller and is currently used as a dressing room, but would also work well as a home office, nursery or single bedroom. The bathroom is fitted with a bath with overhead shower, wash basin and WC.

Outside, the scale of the plot is a real feature. The garden is unusually large for this location and is often considered one of the most generous on Wynfields. The owners have re landscaped all outdoor areas, creating new patios to the front and rear along with a large lawn that works well for families, pets and relaxed outdoor living. Open views stretch out towards the hills to the rear.

A summer house sits within the garden. To the rear of the garage are two small sheds, one currently used as a log store and the other for garden tools.

The garage itself is a good size, has been skimmed internally, has power connected and benefits from a recently replaced roof, making it well suited to future upgrading if required. Parking is available for up to three vehicles on the recently re gravelled driveway.

Full planning permission has recently been granted for a two storey extension, which would increase the accommodation to four bedrooms including a master bedroom with en suite and provide additional living space.

Light, calm and well organised, 14 Wynfields offers excellent storage, a strong layout and a garden that is hard to rival in this setting. It is a particularly appealing option for families or anyone looking for a turn key home with space, outlook and flexibility for the future. For further information or to arrange a viewing, contact Holters.

## 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.

## 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 D

#### Tenure

We are informed the property is of freehold tenure.

#### 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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#### Agents Note

Planning has been approved by Powys County Council for a 2 Storey Extension

REF: 25/1325/HH

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### 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.

#### 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.

GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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