



Holters

Local Agent, National Exposure

**The Mount Brimmon Lane, Newtown, SY16 1BY**

**Offers in the region of £199,950**



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## The Mount Brimmon Lane, Newtown, SY16 1BY

Holters are pleased to introduce to the market this well kept semi detached two bedroom bungalow with a large garden, available with no ongoing chain.

- Semi-Detached Bungalow
- Two Double Bedrooms
- Family Bathroom with Bath & Over Shower, Wash Basin & WC
- Spacious Reception Room with French Windows
- L Shaped Kitchen
- Garage & Summer House
- Off-Road Parking
- Large Rear Garden
- Council Tax C
- No Ongoing Chain

### Key Features

- Semi-Detached Bungalow
- Two Double Bedrooms
- Family Bathroom with Bath & Over Shower, Wash Basin & WC
- Spacious Reception Room with French Windows
- L Shaped Kitchen
- Garage & Summer House
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### The Property

Built in the 1930s and set in an elevated position overlooking Newtown, The Mount is a semi detached bungalow on a quiet no through road, offering generous room sizes, a large garden and a tucked away feel. The current owner has enjoyed the property since 2018 and it is now offered with no ongoing chain.

The front door opens directly into the kitchen, which is arranged in an L shape with good worktop space and room for utility items. It is a practical layout for day to day use and includes a door leading straight out to the garden.

The sitting room is a particularly spacious reception room with good natural light, space for both seating

and a dining table, and French windows opening to the outside. A working flue is in place for a log burner, adding further potential to the space.

There are two generous double bedrooms, the main bedroom has a large fitted wardrobe and the second bedroom has ample space for one. The bathroom is fitted with a bath with over shower, WC and basin, and also includes an airing cupboard.

The bungalow feels light and airy throughout, with a straightforward layout that is easy to live in.

Outside, the rear garden is a real feature. It is larger than expected and includes lawn, patio seating areas and a selection of fruit trees. A summer house sits within the garden, built with a timber frame on a brick base with a concrete floor. Both the summer house and the garage benefit from power and light, adding useful flexibility for hobbies or storage.

The garage provides secure parking or workshop space and sits alongside the property, with driveway parking to the front for up to three vehicles.

A solid, well located bungalow with

space inside and out, The Mount offers a good opportunity for buyers seeking single level living in a peaceful but convenient position.

### 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.

#### Council Tax

Powys County Council - Band C

#### Tenure

We are informed the property is of freehold tenure.

#### Broadband

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

#### What3Words

///supple.jubilant.prettiest

#### Nearest Towns / Village

- 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

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.

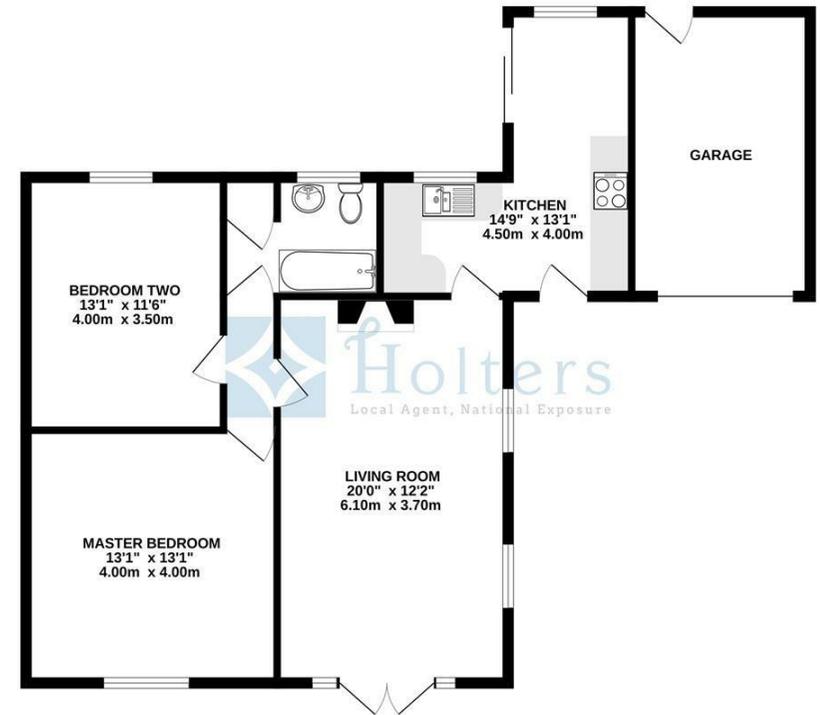
#### Wayleaves, Easements and Rights of Way

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  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metriplex (2020)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<small>Not energy efficient - higher running costs</small>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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