

FOR SALE

Chapel House, Butterfly Lane, Newtown, SY16 1AQ



Approximate Area = 1224 sq ft / 113.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1469577



FOR SALE

Offers in the region of £160,000

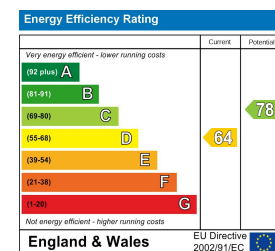
Chapel House, Butterfly Lane, Newtown, SY16 1AQ

Situated in the heart of Newtown Chapel House comprises entrance hall, Lounge, dining room, fully fitted kitchen with breakfast bar, utility room housing gas boiler, bathroom fitted with a white suite, landing, three generous bedrooms one with built in wardrobes, W.C.. Externally the property has off road parking, stocked borders and wrap around lawns. No Onward Chain.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

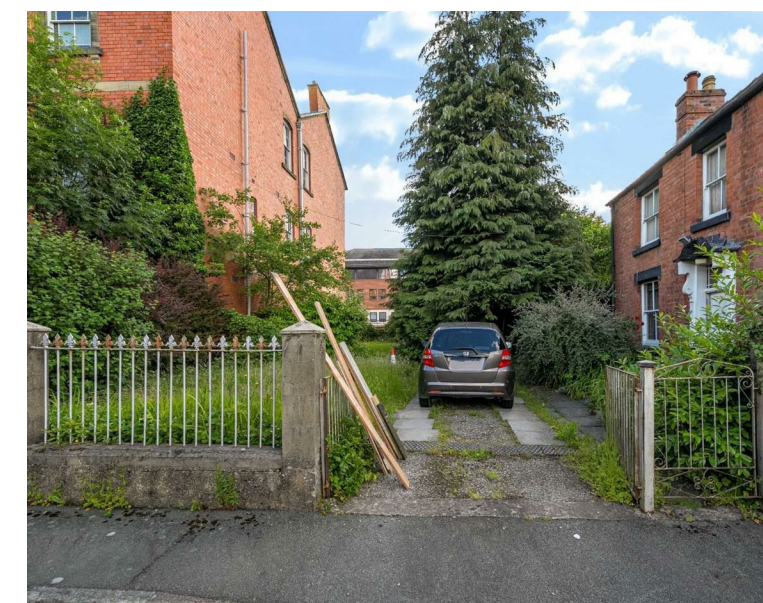
Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Situated in the heart of Newtown
- Spacious accommodation
- Three generous bedrooms,
- Wrap around lawns,
- Off-road parking to the exterior
- No Onward Chain

SITUATION

Newtown offers a wide variety of local shops, supermarkets, bars, restaurants along with a theatre, museum and gallery. The town is well placed for those commuting with Shrewsbury, Wrexham, Oswestry, Welshpool, Aberystwyth and Llandrindod Wells all being within a commutable distance. The railway station offers easy access to the coast and into Shrewsbury for those commuting. The town is well serviced with a number of junior schools, High School and College along with a leisure centre, cricket, bowls, tennis and rugby club.

ACCOMODATION

Timber entrance door leads into the entrance hall with stairs leading off, doors to lounge and dining room. The lounge has a gas fire with decorative surround and sash window. The dining room has a gas fire with decorative surround and sash window. The fitted kitchen has a modern range of wall and base units, gas hob, electric oven, extractor canopy, door to side, breakfast bar and understairs store cupboard. The utility has a Worcester gas fired combination boiler. The ground floor bathroom is fitted with a white suite and is of a generous size with part tiled walls. The first floor comprises three bedrooms one of which has built in wardrobes. There is also a W.C. on this floor.

EXTERNALLY

The property has gated vehicular off road parking, wrap around lawn, stocked borders and tap.

SERVICES

Mains electricity, water, drainage and gas central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'

DIRECTIONS

Postcode for the property is SY16 1BD

What3Words Reference is ///suspend.catching.impeached

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com