



Cae Celyn, Trefeglwys, Trefeglwys, Caersws, Powys, SY17 5PH

Three bedroom (one ensuite) detached country bungalow with conservatory, gardens and ample parking enjoying super far reaching country views over the popular village of Trefeglwys and along the beautiful Trannon Valley. The property has good sized grounds, is south facing and is available with no onward chain.

* Entrance Hall * Lounge * Kitchen/Dining Room * Conservatory * Three Bedrooms (one ensuite) *
* Bathroom * Utility Room / Rear Entrance Hall * Oil Central Heating * EPC Rating 'D' *

£315,000 Price
Freehold

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ACCOMMODATION comprises:

Covered Entrance
Outside light, slate tiled floor and attractive brick pillar.

Part-glazed entrance door with glazed side panel to:

Entrance Hall
Fitted carpet. Two radiators. Access-hatch to roof space.

Built-in Cloak/Storage Cupboard.

Doors to:

Lounge
Wood burner set on a slate hearth and with a wood mantel surround.

Fitted carpet. Window to rear. Double aspect provided by window to front and to side.

Glazed French doors to Kitchen/Dining Room.

Kitchen/Dining Room
Large open-plan room having floorboard effect laminate floor, having with distinct areas as follows:

Kitchen Area: fully fitted kitchen incorporating base, wall and larder units with worktops and tiled splashbacks. 1.5 bowl inlaid sink with mixer tap. Slot-in electric double oven with integrated extractor fan over. Space and plumbing under counter for dishwasher. Space for fridge-freezer. Window to rear.

Dining Area: Window to rear. French doors to Conservatory.

Conservatory
Glazed to three elevations with fitted vertical blinds. Polycarbonate roof.

Wall light. Radiator. French doors to front.

Bedroom 1 (ensuite)
Fitted carpet, radiator, window to front.

Ensuite
Vanity unit with wash hand basin having cupboard below. WC suite. Fully tiled and enclosed shower cubicle with electric shower heater and glass sliding door.

Extractor fan, tile-effect laminate floor, radiator.

Obscure window to rear.

Bedroom 2
Built-in wardrobes with hanging rail and shelving.

Fitted carpet, radiator, window to front.

Bedroom 3
Fitted carpet, radiator, window to front.

Built-in storage cupboard.

Bathroom
Panelled bath with tiled splashback. Pedestal wash hand basin having fluorescent light and shaver point. over. WC suite.

Built-in open shelving. Radiator, Obscure window to rear.

Utility / Rear Entrance Hall
Matching base and wall units with worktops and tiled splashbacks over and incorporating a single drainer sink with mixer tap.

Space and plumbing for washing machine, tumbler drier and other white goods.

Freestanding oil boiler. Extractor fan. Floorboard-effect laminate floor.



Half-glazed door to rear.

Outside

The property is approached from a Council maintained highway along a short share drive and then to a private drive that extends all around the property.

Occupying an elevated position, the south facing bungalow enjoys commanding and far reaching views over the attractive village of Trefeglwys and along the Trannon Valley. The gardens are laid mainly to lawn with some attractive bushes and flowering shrubs.

There is a large flat area around the property and there is ample parking.

Local Area

Cae Celyn is located in the popular village of Trefeglwys which has a primary school (with much used village hall), church, public house and vehicle repair garage and is almost midway between the towns of Caersws (4.5 miles) and Llanidloes (4 miles).

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

Caersws offers many amenities including several public houses, a petrol station and Costcutter convenience store, together with a well connected railway station with regular trains to Birmingham and London.

The University Town of Aberystwyth and West Wales Coast is some 35 miles distant. Aberdovey is a popular beach destination on the West Wales coast and is noted for its golden beaches, attractive harbour and 18 hole golf course; whilst the picturesque market towns of Newtown, Welshpool and the county town of Shrewsbury provide amenities further afield.

Services

Mains electricity, water and drainage.

Council Tax

We are advised that the property is in Council Tax Band E.

Viewing Arrangements

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

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.

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 of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-54)	E		
(11-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



should be used as such by prospective purchasers.

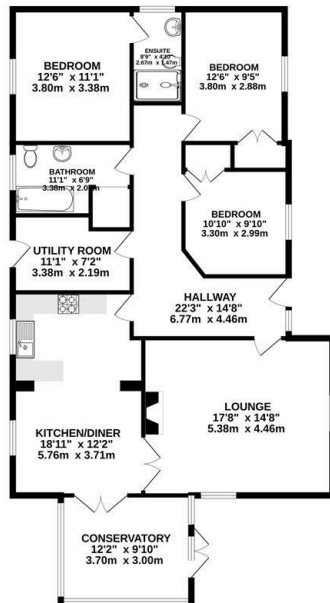
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Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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PMA Reference

GROUND FLOOR
1329 sq. ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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