



Minafon Llangadfan, Welshpool, Powys, SY21 0PU

Offers In The Region Of £450,000

# FOR SALE

Life Style Property - Situated on a plot of 3.2 acres, this two bedroom bungalow has a growing area with 3 large polytunnels, raised vegetable beds, wide range of fruit trees/bushes, willow for coppicing, large pond, two stables with tack room, wildflower meadow and football pitch. The generously proportioned bungalow has high ceilings, bright rooms and comprises of entrance hall, lounge with wood burning stove, kitchen/diner, two double bedrooms and refitted bathroom. The property benefits from having a 3 bed static caravan ideal for the visiting family, solar PV, twin garage, double glazing, highly efficient oil fired central heating system and pleasant rural location with a short walk to shop, post office, cafe and pub. Viewing essential.



## Frosted Double Glazed Entrance Door

With frosted double glazed side windows, leading into

## Entrance Hall

Generously proportioned light bright space comprising central heating radiator, loft access with drop down ladder leading to a boarded storage area, double storage cupboard.

## Lounge

5.38m x 4.06m

Door with double glazed side windows leading to the rear of the property, inset wood burning stove set on tiled hearth, central heating radiator, door to



## Kitchen/Dining Room

6.12m x 3.58m

Fitted with a range of base units with solid laminate work surfaces, space for cooker, tiled floor, quartz one and a half bowl sink drainer unit with mixer tap, plumbing and space for dishwasher, two double glazed windows to the front elevation, central heating radiator, space for fridge freezer, larder cupboard, side door leading out to

## Conservatory

3.73m x 2.44m

## Bedroom One

3.73m x 3.23m

Having triple glazed windows to the front elevation, central heating radiator, built in double wardrobe.



**Bedroom Two**  
**3.53m x 3.51m**

Double glazed window to the rear elevation, central heating radiator, built in double wardrobe.

**Bathroom**

Recently refitted with a modern white suite comprising dual end bath with waterfall, central mixer tap shower over and screen, heated chrome towel rail, low level W.C., wash hand basin set on vanity unit with storage cupboard under, frosted double glazed window to rear, extractor fan.

**Externally**

To the front the property has gated vehicular access leading to a large tarmacked parking area for numerous vehicles. There are lawns to the front and side of the property with stocked borders.

To the rear there is a Warmflow oil fired boiler, courtesy light, paved patio area.

**Twin Garage**  
**5.89m x 5.54m**

With twin up and over doors, recently replaced facias/soffits and re-roofed with solar PV panels, power and light, boarded storage area.

**Three Bedroomed Static Caravan**

Situated on a concrete base, ideal for additional family and friends staying over.

**Lounge Area**  
**3.78m x 3.56m**

With central heating radiator, double glazed windows to three elevations, gas fire, wrap around sofa, dining table.

**Kitchen**  
**2.54m max measurement x 2.46m**

Range of wall and base units, sink unit, mixer tap, laminate work surfaces, space for fridge/freezer, space for gas oven, extractor canopy, double glazed window to the side.

- Detached Bungalow
- Plot Size of 3.2 acres
- Seven Raised Vegetable Beds
- Stocked Pond
- Viewing Advised
- Two Double Bedrooms
- Three Large Polytunnels
- 3 Bed Static Caravan
- Two Stables and Tack Room
- Rural Location with easy walk to shop and pub





**Inner Hallway**

With central heating radiator, cupboard housing recently fitted gas fired boiler, storage cupboard, frosted double glazed side access door.

**Shower Room**

With walk in shower, wash hand basin, low level W.C., heated chrome towel rail and frosted double glazed side window.

**Bedroom One**

**2.74m x 2.34m**

Double bed, built in wardrobes, double glazed window to side, central heating radiator.

**Bedroom Two**

**2.44m x 1.65m**

With twin beds, double glazed window to side and central heating radiator.



**Bedroom Three**

**2.26m x 1.55m**

With twin beds, central heating radiator, double glazed window to the side elevation.

**Externally Continued**

Walking from the formal gardens to the growing area, there are three polytunnels, seven raised beds, log store, five bar gate leading on to the road providing additional access if required. Coppice Willow hedge, range of fruit trees including apple, pear, damson, blackcurrant, redcurrant bushes and blueberry bushes. Composting bins and outside tap. Gate to further garden area with play area, planning permission for two safari tents with parking for four cars. The pond is stocked with carp/goldfish with bridge over central island, seating area and fence. Planted willow area for providing fire wood. Recently planted 20 Nordman firs and approximately 100 native tree species. Lower lawned area/football pitch with the bank planted in wild flower meadow and stocked borders. Gate to yard where there are two stables and tack room with power and light and a gate leading back around to the polytunnel/growing area.



### Agents Notes

Planning application number is 21/1969/FUL.

Highly efficient oil boiler fitted with new radiators in August 2023. 3.3kw solar panels with a feed in tariff. Solar panels provide free electricity and any unused is used to heat the hot water. Superfast Fibre Broadband.

### Services

Mains electricity, water, drainage and oil 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 'E'

### Viewing

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@halls.gb.com

### Directions

Postcode for the property is SY21 0PU

What3Words Reference is awaited.trousers.fluffed

### Money Laundering

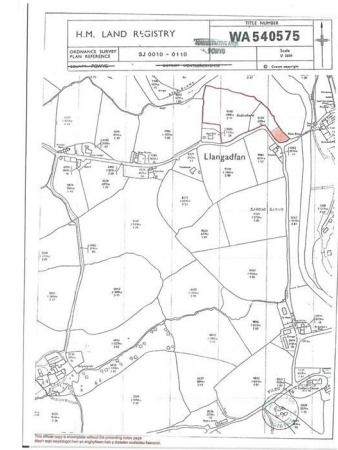
We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.





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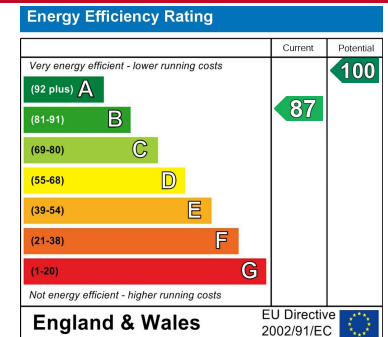


### Websites

Please note all of our properties can be viewed on the following websites:

- [www.hallsgb.com](http://www.hallsgb.com)
- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.onthemarket.com](http://www.onthemarket.com)

### EPC Rating



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