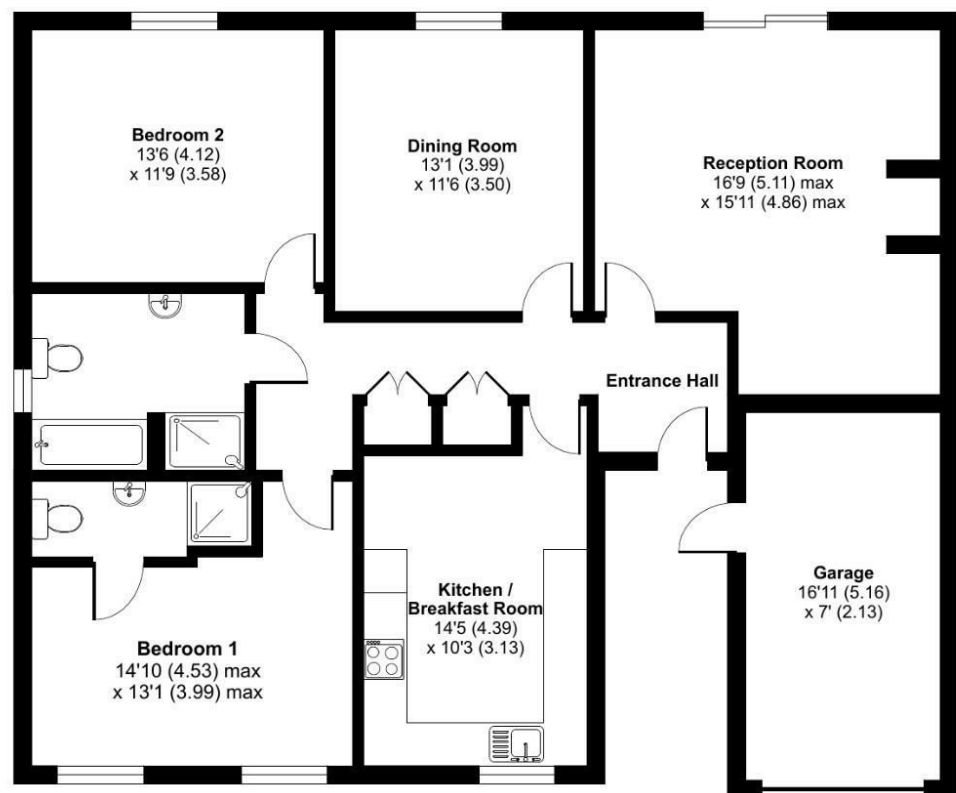


FOR SALE

Yr Olaf, 21 Cae Dafydd, Meifod, Powys, SY22 6HF



Approximate Area = 1165 sq ft / 108.2 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1318 sq ft / 122.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1369185



FOR SALE

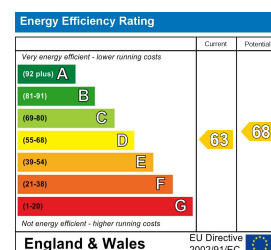
Offers in the region of £350,000

Yr Olaf, 21 Cae Dafydd, Meifod, Powys, SY22 6HF

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



Situated on a quiet cul-de-sac in the village of Meifod, this spacious bungalow has solar PV panels and oil fired under floor heating. The accommodation comprises of an entrance hall, lounge, kitchen, dining room, principal bedroom with ensuite, a further double bedroom and bathroom. The property has double glazing, generous parking area to the front and further parking for a caravan or motor home to the side of the property. The gardens are designed for ease of maintenance with artificial grass to the rear and single garage to the front.



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Spacious two bedroom bungalow**
- **Located on a quiet cul-de-sac in the village of Meifod**
- **Oil-fired underfloor heating**
- **Double glazed throughout**
- **Low-maintenance gardens with artificial grass to rear**
- **Generous front parking area with single garage**

Frosted double glazed entrance door with side window leading into

Entrance Hall
Loft access with drop down ladder, smoke alarm, thermostat heating control, cloaks cupboard, airing cupboard.

Lounge
Brick feature chimney breast with slate hearth and oak mantelpiece, television point, double glazed patio doors lead to rear garden.

Kitchen
Fitted with a range of wall and base units with laminate work surfaces, integrated fridge and dishwasher, electric hob and oven, stainless steel extractor canopy, tiled splashbacks, double glazed window to front elevation, one and a half bowl stainless steel sink drainer unit with mixer tap, television point.

Dining Room/ Bedroom Three
Double glazed window to rear elevation.

Bedroom One
Two double glazed windows to front elevation.

Ensuite
Walk in shower, low level W.C., pedestal wash hand basin, tiled floor, shaver light, extractor fan, recess spotlights.

Bedroom Two
Double glazed window to rear elevation, built in triple wardrobe with sliding doors and display shelving.

Bathroom
Fitted with a white suite comprising walk in double shower, bath with central mixer tap, low level W.C., wash hand basin set on vanity unit with storage cupboards under, heated chrome towel rail, tiled floor, frosted double glazed window to side elevation, recess spotlights, extractor fan, tiled walls.

Externally
To the front, the property has block paved off road parking and a single garage with up and over door. The garage has a utility area with plumbing and space for washing machine, Belfast sink, Mistral oil fired boiler, fuse board, power, light and tap. The front garden has been designed for ease of maintenance with slate chipped borders and entrance canopy, courtesy light, gate to side providing caravan/ motorhome storage and external power point. To the rear is a paved patio seating area, courtesy light, shed and artificial grass area.

Agents Notes
This property is fitted with solar photovoltaic panels and has under floor heating.

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'

Directions
Postcode for the property is SY22 6HF

What3Words Reference is lifts.cosmic.display

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