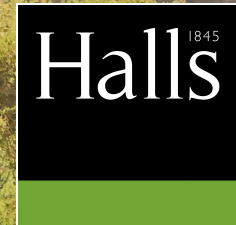
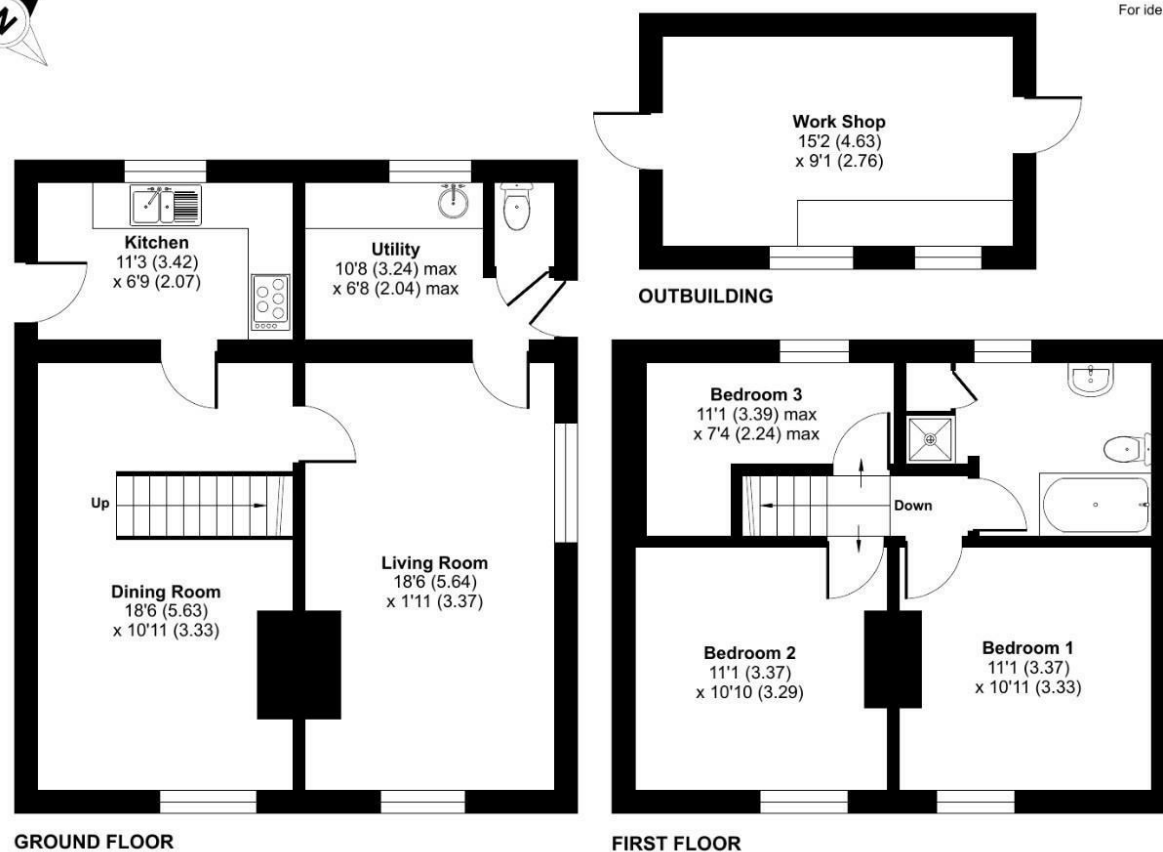


FOR SALE

Hydan Cottage, Cyfronydd, Welshpool, Powys, SY21 9EU



Approximate Area = 999 sq ft / 92.8 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1137 sq ft / 105.6 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). © nchecom 2025. Produced for Halls. REF: 1377252



FOR SALE

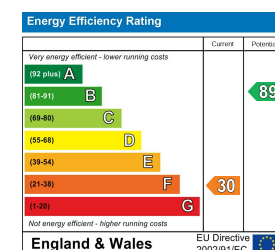
Offers in the region of £285,000

Hydan Cottage, Cyfronydd, Welshpool, Powys, SY21 9EU

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



This traditional three bedroom detached cottage boasts stunning rural views and is only a short drive from Welshpool. The accommodation comprises of a kitchen, dining room, lounge with wood burning stove, utility room, W.C., landing, three bedrooms and four piece bathroom. The property has oil fired central heating, double glazing, off road parking, large rear garden and kitchen garden area. It is offered for sale with no onward chain.



01938 555552

Welshpool Sales

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

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552





2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- No onward chain
- Oil fired central heating
- Double glazing throughout
- Beamed ceilings and wall timbers
- Off road parking for two vehicles
- Large garden and kitchen garden

Frosted panelled glazed stable door leading into

Kitchen

Fitted with a range of wall and base units with laminate roll top work surfaces, range cooker, central heating radiator, extractor canopy, double glazed window to rear elevation with open aspect over the surrounding farm land, one and a half bowl sink drainer unit, tiled floor and splash backs, space for fridge and freezer, beamed ceiling, recessed spotlights.

Hallway

Stairs off, under stairs storage cupboard, central heating radiator, meter cupboard, beamed ceiling, wall lights and wall timbers.

Dining Room

Central heating radiator, double glazed window to front elevation, wall timbers, beamed ceiling, fireplace recessed with brick surround and oak mantelpiece.

Lounge

Double glazed window to front elevation, television point, wall timbers, beamed ceiling, fireplace with wood burning stove, quarry tiled hearth with brick surround, four wall light points, central heating radiator, double glazed window to side elevation.

Utility Room

Fitted with a range of base units with laminate roll top work surfaces, stainless steel bowl sink, Worcester oil fired boiler, plumbing and space for washing machine, space for tumble dryer, door to rear garden and patio area, double glazed window to rear elevation, extractor fan, central heating radiator, tiled floor.

W.C.

Low level WC, central heating radiator, tiled floor.

Bedroom One

Double glazed window to front elevation, central heating radiator, beamed ceiling.

Bedroom Two

Double glazed window to front elevation, central heating radiator, beamed ceiling.

Bedroom Three

Double glazed window to rear elevation, central heating radiator.

Bathroom

Fitted with a white four piece suite comprising of bath, walk in shower, pedestal wash hand basin, low level W.C., central heating radiator, double glazed window to rear elevation, beamed ceiling, tiled splash backs, linen cupboard.

Externally

To the front, the property has gravelled off street parking area for two vehicles, steps lead up to a gravelled area with paved patio and pedestrian access gate to the rear, entrance canopy, courtesy light and oil tank. To the rear of the property, there is a paved patio area, outside tap, entrance canopy, gate to front elevation, steps lead up to lawn area, shed, former orchard and kitchen garden area.

Services

Mains electricity, mains water, private 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 'D'

Directions

Postcode for the property is SY21 9EU

What3Words Reference is mixing.unable.diner

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