

Holters

Local Agent, National Exposure

1 Trem Hirnant, Manafon, Welshpool, SY21 8BX

Offers in the region of £350,000



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Escape to the Country in a beautiful modern setting! 1 Trem Hirnant is an immaculate 5 bedroom detached house with enclosed south-west facing garden, private driveway, and conservatory. With endless possibilities for hybrid working professionals or growing families, this really is a must view!

Key Features

- Fantastic Detached Home
- Immaculately Presented
- 5 Bedrooms
- Kitchen / Diner with Adjoining Utility
- Family Shower-Room, Ensuite Master Bathroom & Downstairs WC
- Conservatory
- Available with No Upward Chain
- Good-Sized, South-West Facing Garden
- Ample Off Road Parking
- Hobby Room & Workshop
- Countryside Views
- Popular Village Location

The Property

1 Trem Hirnant is an impressive detached 5 bedroom property located in the peaceful hamlet of Manafon just outside Tregynon.

The current owners have extensively refurbished and updated the property over the last 4 years and it now benefits from customised dual-colour UPVC windows throughout, remodelled open plan kitchen diner space with integrated appliance and new carpets. It is decorated to an extremely high standard - this really is a turn key property offering the next owner an amazing opportunity to purchase a home where you all you need to is add your own furniture!

The property sits within a pleasant cul-de-sac and at the front has a well maintained lawn area and private driveway with space for 4 cars. The entrance hall contains understairs storage and opens onto the main reception room, the kitchen diner,

downstairs toilet and a study which offers the perfect WFH space.

The living room which is an impressive seven meters deep combines a spacious feel with a sense of comfort due to the gas coal effect stove with marble style surround in the centre. The living room opens up to the conservatory which is currently used as a dining space with french windows and views over the garden and countryside beyond.

The kitchen / dining room offers plenty of counter top work space, induction hob, integrated appliances, space for a dining table and continues the light and airy decoration found throughout. The kitchen leads to a utility room and the first of the hobby rooms which would also make an ideal playroom for any families with young children.

On the first floor there are 4 double bedrooms, one single bedroom and a family shower-room. The large master bedroom also benefits from an ensuite bathroom and bedrooms two and three have built-in wardrobes.

Outside the property is the lovely south-west facing lawned garden with patio area for summer entertaining and green house. From the garden you can access the second workshop space which previously formed part of a double garage - the front sections of both these spaces have been converted into storage areas maximising on the functionality of space. (the garages could easily be restored to their former configuration according to preference.)

The Location

Manafon is a small hamlet just a couple of miles from the popular village of Tregynon in the heart of the beautiful Mid Wales. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Tregynon is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and sits alongside the B4389 between the small town of Llanfair Caereinion (6 miles north) and much larger town of Newtown (5 miles south). The village offers useful facilities to include a church, a primary school, garage, shop, post office and a village hall which hosts a number of active social groups and clubs throughout the year.

Tregynon is also home to the Gregynog Estate. There has been a Hall at Gregynog since the 12th Century. The current Hall which is around 150 years old was home to the renowned Davies sisters. The sisters lived at Gregynog from 1924, and turned it into an important centre for music, the arts and fine printing. They decorated it with their priceless collection of paintings by Renoir, Monet, Cezanne and many others. These works now hang in the National Museum of Wales in Cardiff but many lesser known pictures and some



fine prints and pieces of sculpture remain at Gregynog.

The Estate is now open as a Events venue and the Grounds, comprising of 750 acres, a National Nature Reserve, as well as Grade 1 Listed gardens, café and gift shop are open to the public and extremely popular with dog walkers, heritage lovers and families.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F

Services

We are advised that there is mains electric, private drainage shared with the 7 houses in the close and pumped to the main drains (maintenance approx £250 - £300 pa) and mains water. Oil central heating. We would recommend this is verified during pre-contract enquiries.

Heating

The property has the benefit of oil fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Tregynon - 2 Miles
- Llanfair Caereinion - 6 Miles
- Newtown - 9 Miles
- Welshpool - 10 Miles
- Llanidloes - 16 Miles
- Machynlleth - 33 Miles
- Shrewsbury - 30 Miles

What3Words

salaried.trouser.fortress

Agents Note *

We are aware that there is a historic planning

application for four dwellings in the field to the rear. We are of the understanding that the area directly to the rear of the garden has been designated as a green space. We advise any interested parties to do their own research.

Wayleaves, Easements and Rights of Way

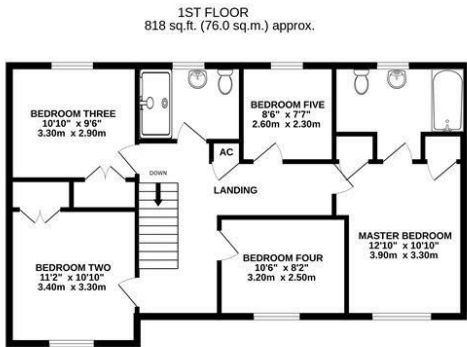
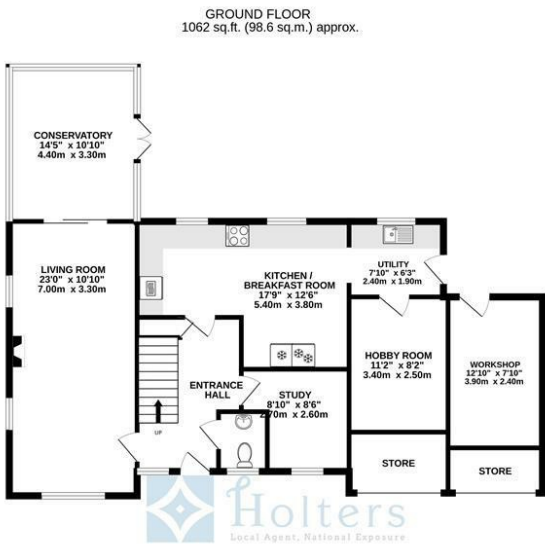
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

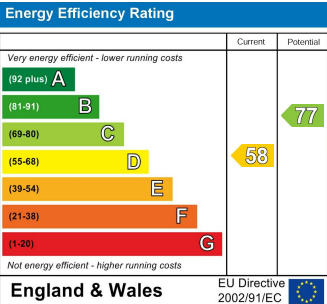
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TOTAL FLOOR AREA: 1880 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.

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