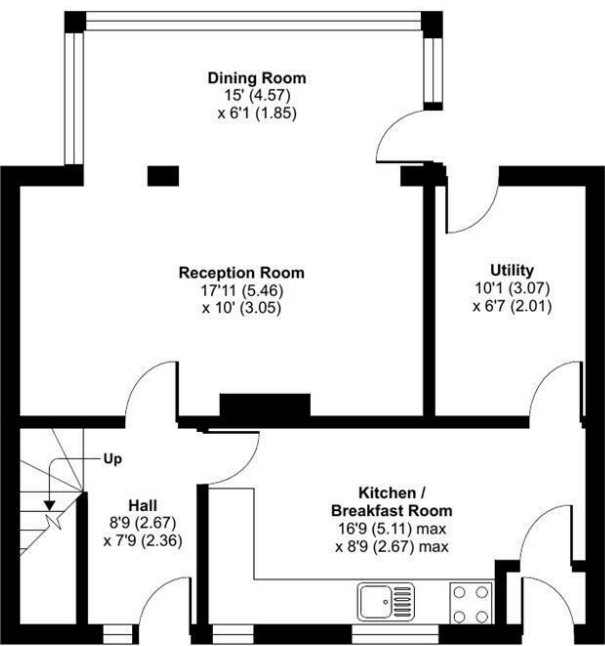


FOR SALE

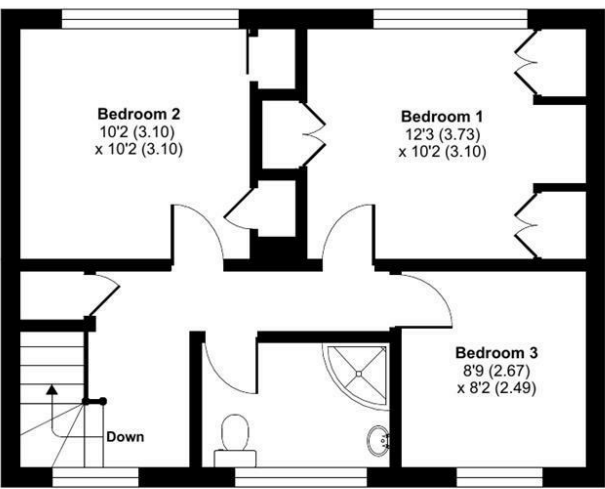
26 Bron Y Gaer, Llanfyllin, SY22 5DA



Approximate Area = 1068 sq ft / 99.2 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1312533



FOR SALE

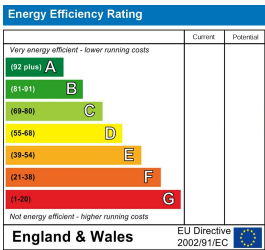
Offers in the region of £179,950

26 Bron Y Gaer, Llanfyllin, SY22 5DA

**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



Halls 1845

01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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01691 670 320





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- Spacious three-bedroom mid-terrace home
- Large lounge with charming brick fireplace
- Three double bedrooms plus loft storage
- Tiered front garden and landscaped rear garden
- Two-minute walk to town centre and amenities

DESCRIPTION

Halls are pleased to offer 26 Bron Y Gaer, a well-presented three-bedroom mid-terrace home ideally located just moments from the heart of Llanfyllin. This spacious and welcoming property offers well-balanced accommodation, including a light and airy entrance hallway, a generous lounge with a charming feature brick fireplace, and a lovely kitchen with ample room for a dining table—ideal for modern family living.

Upstairs, there are three double bedrooms, a stylish shower room, and an airing cupboard with loft access leading to a spacious attic—perfect for additional storage. The home is full of natural light and has been well maintained, offering a move-in ready opportunity.

Outside, the tiered front garden is filled with colourful flowers, creating a welcoming first impression. To the rear, a thoughtfully landscaped garden offers further planting beds and space to relax or entertain. The property is just a short walk from local amenities including shops, a doctors’ surgery, a bistro, a pub, and a highly regarded school. The surrounding countryside, with its nearby hill walks and open green spaces, is just a five-minute stroll away.

Offered with no onward chain, this charming home presents an ideal opportunity for families, first-time buyers, or those looking to enjoy the lifestyle benefits of a well-connected rural town.

W3W  
///initial loaf impeached

DIRECTIONS

From Oswestry, head southeast along Leg Street (B4579) for about 0.6 miles, then turn right onto Maesbury Road. Continue for just under a mile, then turn right onto the A483 and follow it for around 2.7 miles. Turn right again onto the A495 and stay on this road for about 2.1 miles. Continue straight onto the B4396 and drive for another 2.8 miles.

Turn left and follow the road for 1.3 miles, then keep going straight for another 2.5 miles as you briefly cross into England. Keep heading straight towards Ffordd-y-Cain, re-entering Wales. Bear left onto Ffordd-y-Cain, then turn right onto the A490 (High Street).

Bear left onto Brook Street, which becomes New Road, then bear right onto Bron Y Gaer. The property will be on your left.

THE PROPERTY

The property is a spacious and well-maintained three-bedroom mid-terrace property set in the heart of Llanfyllin. The ground floor offers a welcoming and naturally bright hallway, a generous lounge with a characterful brick fireplace, and a beautifully appointed kitchen with space for a dining table—ideal for everyday living and entertaining.

Upstairs, the property features three comfortable double bedrooms, a modern shower room, an airing cupboard, and access to a large loft offering excellent storage potential. The home benefits from a well-thought-out layout, neutral décor, and an abundance of natural light throughout.

OUTSIDE

The property enjoys attractive outdoor spaces to both the front and rear. The front garden is arranged over tiered levels, thoughtfully planted with a range of colourful flowers that offer kerb appeal and seasonal interest. To the rear, the generous landscaped garden is laid out with a mix of lawn and well-stocked flower beds, providing a peaceful and private setting for relaxation, gardening, or outdoor dining. The property is also ideally placed just a short walk from local shops, a well-regarded school, and scenic walking routes into the surrounding hills and countryside.

THE ACCOMMODATION COMPRISES:

Ground floor - Entrance Hallway, Kitchen, Lounge, Utility, Second Entrance Porch, Upstairs, Shower room, Bedroom 1, Bedroom 2, Bedroom 3, Airing cupboard with loft hatch. Outside Rear Garden and Front Garden.

SITUATION

The property is situated on the fringe of the popular town of Llanfyllin. The town itself provides a good range of local amenities including shops, post office, doctors and dentist surgery, schools and social facilities. More comprehensive amenities can be found in the towns of Oswestry (14.5 miles) and Welshpool (11.8 miles). Llanfyllin is also an ideal base to explore North Powys, Southern Snowdonia and nearby Lake Vyrnwy.

SCHOOLING

The area offers excellent educational opportunities, including Llanfyllin High School and Primary, Welshpool High School, Oswestry School, Moreton Hall and The Marches.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY & COUNCIL TAX

Powys County Council, Band, B

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) 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.