



HAFAN HEULOG

FFORDD Y CAIN | LLANFYLLIN | SY22 5ES





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Oswestry 6 miles | Wrexham 14 miles | Shrewsbury 20 miles | Chester 28 miles
(all mileages are approximate)

A SPACIOUS AND VERSATILE DETACHED FAMILY HOME,
SET IN AN ELEVATED PLOT WITH ANNEXE POTENTIAL,
LANDSCAPED GARDENS AND FAR-REACHING VIEWS

Spacious five-bedroom, five-bathroom detached family home
Four versatile reception rooms including bright sunroom and formal dining room
Stylish kitchen/breakfast room with countryside views and separate utility
Beautifully landscaped gardens with sweeping driveway, pond and patio areas
Elevated setting on the edge of Llanfyllin with easy access to town amenities



Oswestry Office

20 Church Street, Oswestry, Shropshire,
SY11 2SP

T: 01691 670320

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Hafan Heulog presents an exceptional opportunity to acquire a spacious and versatile family home in a highly desirable edge-of-town setting. Designed to take full advantage of its elevated position, the property enjoys superb natural light, expansive views, and a thoughtfully arranged layout that adapts effortlessly to modern family life.

With flexible accommodation extending over three floors—including the potential for a self-contained annexe—the home combines practicality with character, offering a rare degree of independence for extended families, guests, or home-based working. The landscaped gardens and generous driveway create a welcoming first impression, while the proximity to Llanfyllin's amenities ensures convenience without compromising on privacy or rural charm.

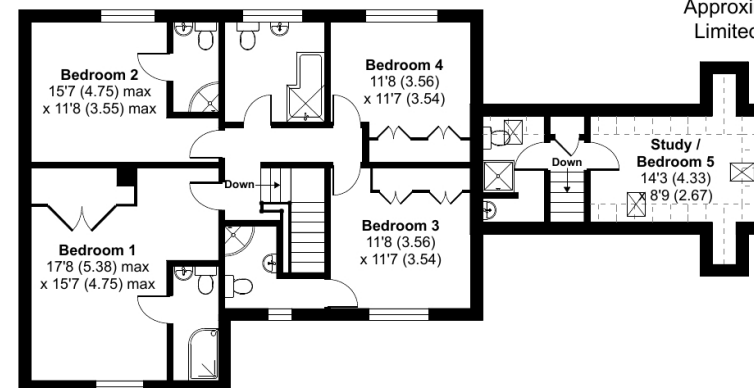
SITUATION

Positioned within walking distance of Llanfyllin's wide range of amenities—including shops, pubs, bistros, cafés, medical facilities and a highly regarded secondary school—Hafan Heulog offers the perfect balance of countryside tranquillity and everyday convenience.

PROPERTY

The home opens into a large reception hallway with views over the valley, leading to multiple reception rooms ideal for both everyday family life and entertaining. These include a spacious living room with bay window and a wood-burning stove, a dual-aspect dining room, a cosy snug, and a sunroom with French doors opening directly onto the garden.

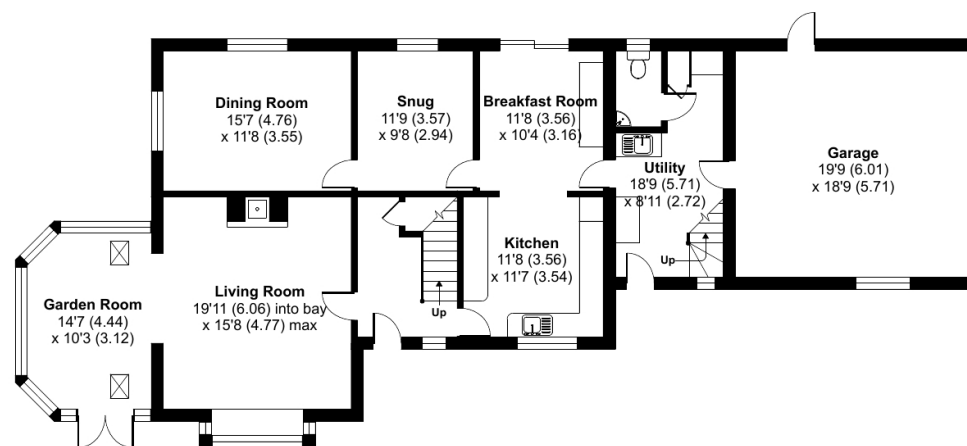
The kitchen/breakfast room is a standout feature—stylishly fitted with ample storage and integrated appliances, with views to the front and direct access to a rear breakfast area that also opens to the garden. A practical utility room, cloakroom, and internal access to



FIRST FLOOR

Denotes restricted head height

Approximate Area = 2444 sq ft / 227 sq m
Limited Use Area(s) = 72 sq ft / 6.7 sq m
Garage = 373 sq ft / 34.6 sq m
Total = 2889 sq ft / 268.4 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). © n/checom 2025. Produced for Halls. REF: 1309550



the garage complete the ground floor.

Upstairs, the main landing provides access to four double bedrooms. Bedroom one enjoys countryside views and includes fitted wardrobes and an en-suite bathroom. Bedrooms two and three also benefit from en-suite shower rooms, while bedroom four is served by the stylish family bathroom.

A separate staircase from the utility room leads to bedroom five—an excellent double room with velux windows and its own en-suite—perfect as a guest suite, home office, or teenager's bedroom. This entire area, positioned above the double garage, could easily be adapted into a fully self-contained annexe, ideal for multi-generational living or rental use (subject to any necessary consents).



GARDENS

Hafan Heulog occupies an enviable and private plot on the edge of Llanfyllin, approached via a wide double five-bar gate that opens onto a sweeping gravelled driveway. This provides ample parking for multiple vehicles, including space for a caravan or motorhome, and leads to the attached double garage.

The gardens have been beautifully landscaped to complement the home's elevated position, offering a peaceful and picturesque setting with panoramic views of the surrounding countryside. Well-maintained lawns are framed by a rich variety of mature shrubs, specimen trees, and colourful borders that provide year-round interest. A charming wildlife pond forms the centrepiece of the front garden, bordered by gravel pathways, raised beds, and a circular patio area—ideal for morning coffee or evening drinks.

To the rear, a paved terrace extends from the house and provides a superb space for alfresco dining. The garden continues around the house with additional secluded seating areas, meandering lawned pathways, and steps leading through terraced beds to a timber shed nestled at the far end of the garden.

With its established planting, excellent privacy, and stunning backdrop of hills and woodland, the garden at Hafan Heulog is a true highlight—perfect for relaxing, entertaining, and enjoying the outdoors in all seasons.

SCHOOLING

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

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electric, oil central fired heating, mains water, private drainage via septic tank.

EPC

Rating - D

LOCAL AUTHORITY

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

Tel: 01597 826000

COUNCIL TAX

Council Tax Band – F

VIEWINGS

By appointment through the selling agents.
Halls, Oswestry Office

Tel: (01691) 670320.



DIRECTIONS

From Oswestry, take the A483 heading south, then turn right onto the A495 towards Llansantffraid. Continue through Llansantffraid and follow signs for Llanfyllin via the B4393. On entering Llanfyllin, continue into the town centre. Upon reaching the

town of Llanfyllin, turn right into Ffordd Y Cain, proceed on this road for a short distance, and the property will be found on the right-hand side.

W3W: ///desks.backhand.shelf

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



