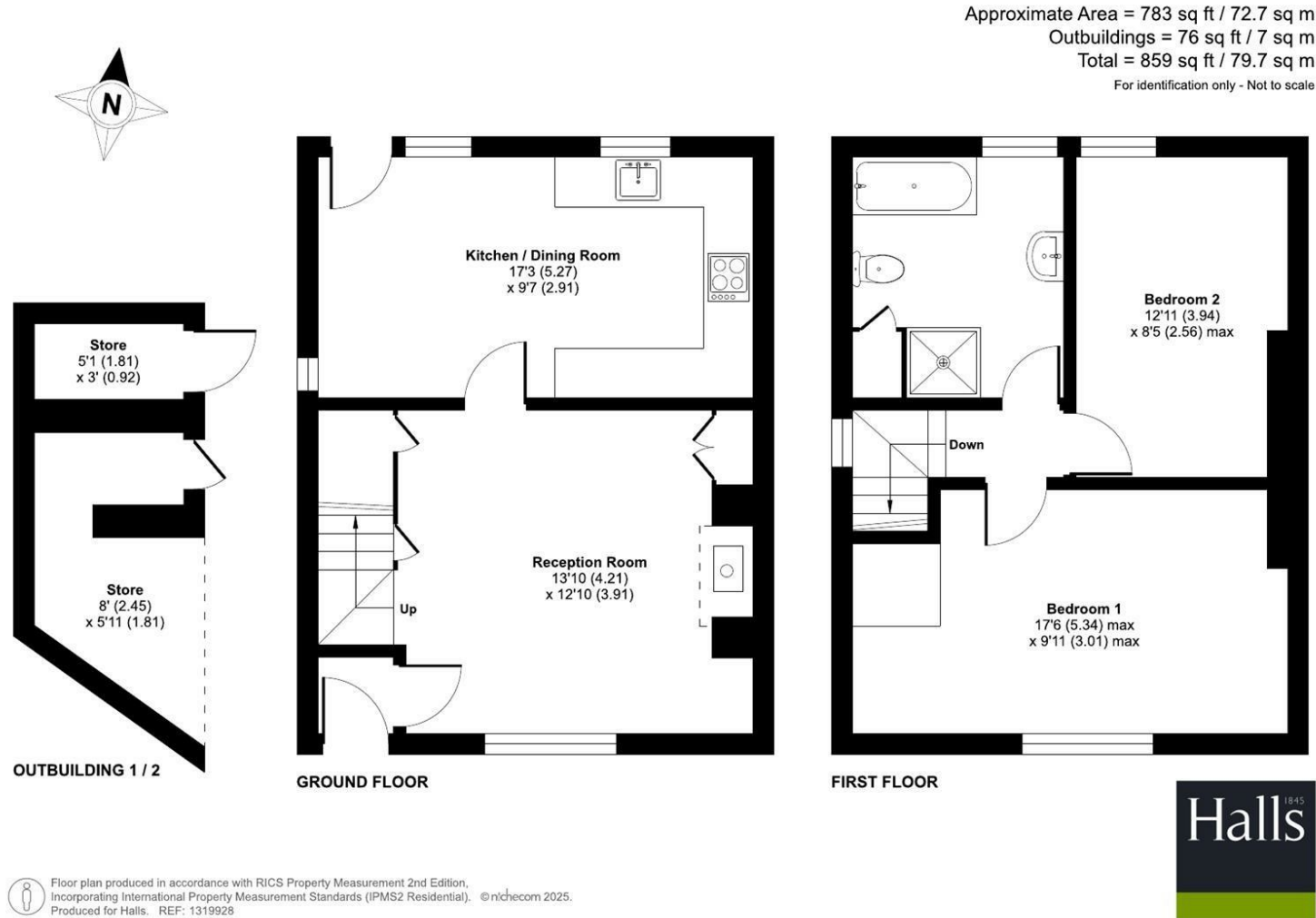


FOR SALE

3 Glanrafon, Llanwddyn, SY10 0LU



FOR SALE

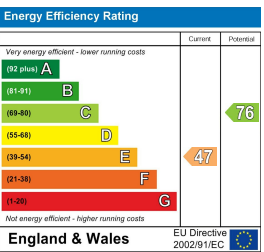
Offers in the region of £210,000

3 Glanrafon, Llanwddyn, SY10 0LU

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



A charming two-bedroom end of terrace cottage, set in the peaceful village of Llanwddyn, just moments from the shores of Lake Vyrnwy.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Attractive stone-built semi-detached cottage
- Peaceful rural setting near Lake Vyrnwy
- Excellent holiday let or countryside retreat
- Ample off-road parking
- Raised garden with seating area
- Enclosed courtyard with two useful stone-built stores/workshops

DESCRIPTION

3 Glanrafon is a charming stone-built semi-detached cottage, beautifully positioned on the edge of Llanwddyn village within the stunning surroundings of the Dyfnant Forest and close to Lake Vyrnwy. The property is grade II listed and has been tastefully maintained offering characterful accommodation arranged over two floors, complemented by attractive gardens and useful stone outbuildings.

The accommodation extends to approximately 783 sq ft and briefly comprises an entrance hall leading into a delightful reception room with feature fireplace and dual-aspect windows providing plenty of natural light. The kitchen/dining room is well-fitted and provides ample space for a dining table, with direct access to the courtyard and garden beyond.

Upstairs there are two well-proportioned bedrooms and a stylish family bathroom. The main bedroom enjoys a pleasant outlook over the surrounding woodland, while the second bedroom offers versatility as a guest room, study, or dressing room.

Externally, the property features an enclosed rear courtyard with two useful stone-built stores, ideal for storage or as a workshop. Steps lead up to a private, elevated garden area with lawn and seating terrace – a perfect spot to enjoy the peaceful woodland backdrop. There is also a gravelled parking area to the side providing ample off-road parking.

This picturesque home offers an ideal opportunity for those seeking a rural retreat, holiday home, or permanent residence within a tranquil setting surrounded by nature and scenic countryside walks.

OUTSIDE

To the rear of the property is an enclosed paved courtyard with two attached stone stores, both with power and lighting. Beyond, stone steps rise to a terraced garden with lawn, mature shrubs, and a private seating area with views into the surrounding woodland. To the side is a gravelled parking area providing off-road parking for several vehicles.

DIRECTIONS

From the office proceed toward signs towards the A495 and follow signs to Lake Vyrnwy. Once you have entered into Llansantffraid-y-Mechain follow the B4393, approaching a T junction turn right on the A490. Once you get to the end of the A490 continue on B4393 until you hit the 'Welcome to Lake Vyrnwy' sign. Just before the sign, turn left down a long driveway which leads you to the property.

W3W

What3Words:///calms.risking.tadpole

SITUATION

The property occupies a peaceful rural position within the small village of Llanwddyn, on the edge of the Dyfnant Forest and close to the renowned Lake Vyrnwy, a popular destination for walking, cycling, birdwatching, and water-based recreation. The nearby village of Llanfyllin (approximately 10 miles) provides a good range of local amenities including shops, cafés, a doctor's surgery, and schools. Oswestry and Welshpool are both within easy reach, offering more extensive facilities.

SCHOOLING

The area surrounding Llanwddyn offers a good choice of educational facilities within convenient reach. Llanrhaeadr-ym-Mochnant Primary School and Llanfyllin Primary School both provide well-regarded local education for younger children within a supportive village environment.

For secondary education, Ysgol Llanfyllin (approximately 10 miles) is a highly respected all-through school catering for pupils aged 4–18, offering both English and Welsh language streams, a strong academic record, and a wide range of extracurricular opportunities.

A variety of independent schools are also accessible slightly further afield, including Oswestry School, Moreton Hall, and Ellesmere College, each offering excellent day and boarding options.

Nursery and early-years childcare provisions can be found in nearby Llanfyllin and Llanrhaeadr, together with school transport links serving the surrounding rural villages.

SERVICES

Mains electricity and water are understood to be connected. Mains drainage. Electric heating. (Interested parties are advised to make their own enquiries regarding the adequacy and provision of services.)

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 826000

COUNCIL TAX

The property is currently banded in Council Tax Band C - Powys County Council.

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.