2 GLANDWR

| LLANSANTFFRAID | POWYS | SY22 6AR







A much-improved three-bedroom, semi-detached Grade II listed period property, offering over 1,000 sq ft of stylishly presented accommodation, generous rear gardens, ample driveway parking and a single garage, conveniently situated in the heart of Llansantffraid.

£950 Per Month





2 3 1 E

- **Period Property**
- **Spacious Internal Accommodation**
- **Recently Renovated**
- **Generous Rear Gardens and Single Garage**
- **Convenient Village Location**
- **No Onward Chain**

DESCRIPTION

Halls are delighted with instructions to offer 2 Glandwr in Llansantffraid for sale by private treaty and with the benefit of no onward chain.

2 Glandwr is an attractive three-bedroom period home which has undergone a comprehensive scheme of improvement and now offers over 1,000 sq ft of stylishly presented and generously proportioned accommodation arranged over two family-friendly floors.

Externally, the property benefits from an attractive gravelled frontage, a gated private driveway providing off-road parking and access to a single garage, together with generous rear gardens enjoying countryside views and featuring a characterful stone-built log store.

SITUATION

2 Glandwr is conveniently situated within easy walking distance of the centre of Llansantffraid-ym-Mechain, which offers a useful range of everyday amenities, including a primary school, convenience store, public houses and local services. The larger market towns of Oswestry and Welshpool are both within comfortable travelling distance and provide a more comprehensive selection of shops, schools, leisure facilities and other amenities.

SCHOOLING

Within comfortable travelling distance are a number of well-regarded state and independent schools, including Llansantffraid Church in Wales Primary School, Llanfechain Church in Wales School, Ysgol Llanfyllin, The Marches School, Welshpool High School, Oswestry School and Moreton Hall.

THE PROPERTY

The property is principally approached through a covered Entrance Porch, offering practical space for coats, boots and shoes. This opens into a spacious Kitchen, beautifully appointed with a range of contemporary units and complemented by a generous pantry and useful understairs storage cupboard.

From the kitchen, an inner hallway leads to two beautifully proportioned reception rooms. The welcoming living room enjoys a front-facing window and generous space for seating arranged around an attractive brick fireplace, whilst the inviting dining room is enhanced by a further front-facing window and a characterful brick-effect fireplace housing a log-burning stove.

Completing the ground floor accommodation and accessed via the Kitchen is a useful Utility Room with space for white goods, together with a convenient Cloakroom positioned by the back door.

OUTSIDE

The property is approached over an attractive gravelled frontage, complemented by a gated private driveway providing ample off-road parking and access to a substantial single garage, fitted with a metal up-and-over door and benefiting from power and lighting.

Rising from the ground floor, stairs ascend to a first floor landing with storage cupboard and from where doors open into three comfortably sized bedrooms, all benefiting from fitted wardrobes. The bedrooms are served by a well-proportioned modern family bathroom comprising a bath, shower cubicle, WC, and hand basin.

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The property is complemented by particularly generous rear gardens which enjoy an attractive open outlook towards the surrounding countryside. The gardens are predominantly laid to lawn with an area of paving providing an ideal space for outdoor dining and entertaining, together with a characterful stone-built log store.

DIRECTIONS

From the Halls Oswestry office at 20 Church Street, proceed out of town and join the A483, heading south towards Welshpool, continue to Llynclys Crossroads and turn right towards Porth-Y-Waen. Continue along this road for approximately 2 miles before turning left towards Llansantffraid, staying on the A495. Follow this road until you come into the village, the property will be found on the right-hand side identified by Halls for sale board.

SERVICES

We understand that the property has the benefits of mains water, electricity and drainage. The property also benefits from oil-fired central heating.

LISTING

We further understand that the property is Grade II listed.

N.B

Please note that the neighbouring property benefits from a right of access over the pathway to the rear, providing access to its garden.

Please note the vendors of this property are related to a Halls employee.

TERMS

The property will be offered on a 6 Month Fixed Term Occupational Contract with a view to a longer period.

Pets to be declared prior to viewing.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

Powys County Council, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828

COUNCIL TAX

Council Tax Band: D

TENURE

The property will be sold as freehold with vacant possession upon completion.

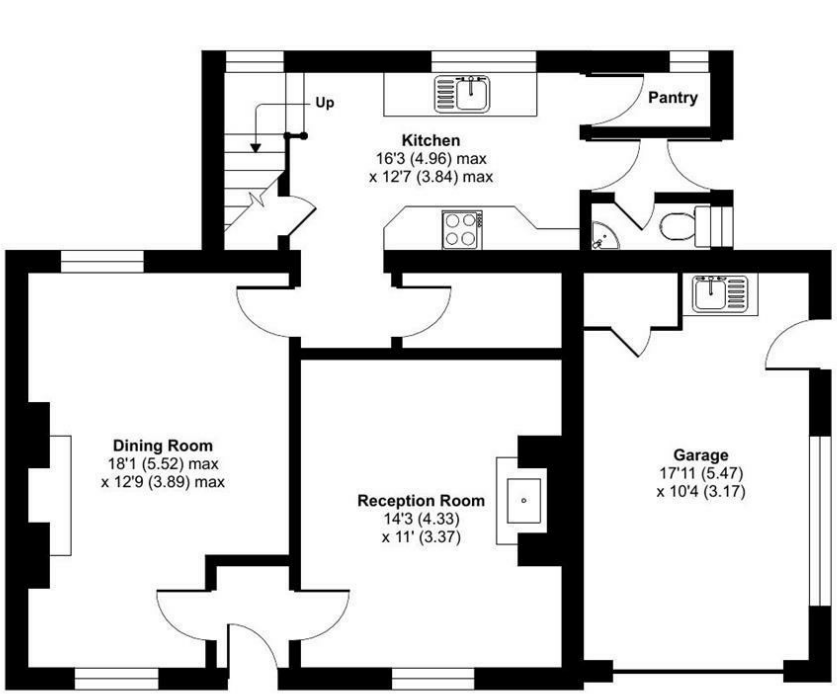
ANTI-MONEY LAUNDERING (AML) CHECKS

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 (plus 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.

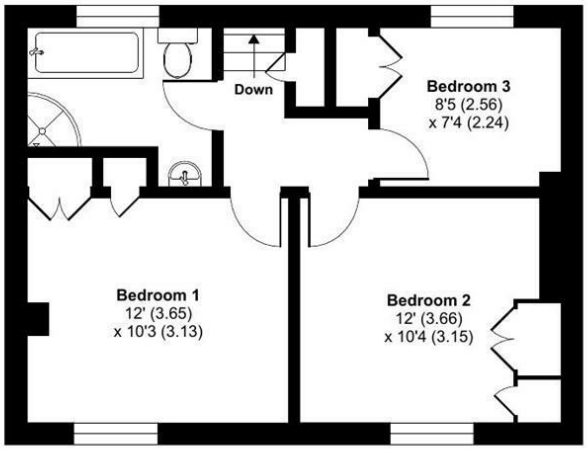
VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

Approximate Area = 1090 sq ft / 101.3 sq m
Garage = 184 sq ft / 17.1 sq m
Total = 1274 sq ft / 118.4 sq m
For identification only - Not to scale

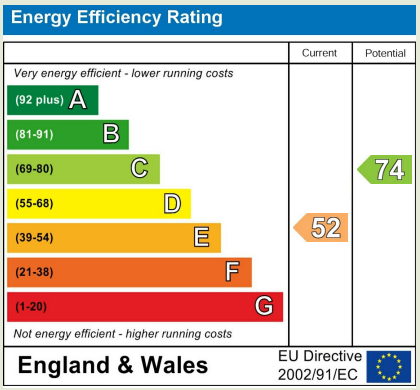


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1512695



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

OSWESTRY SALES
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www.hallsgb.com

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.