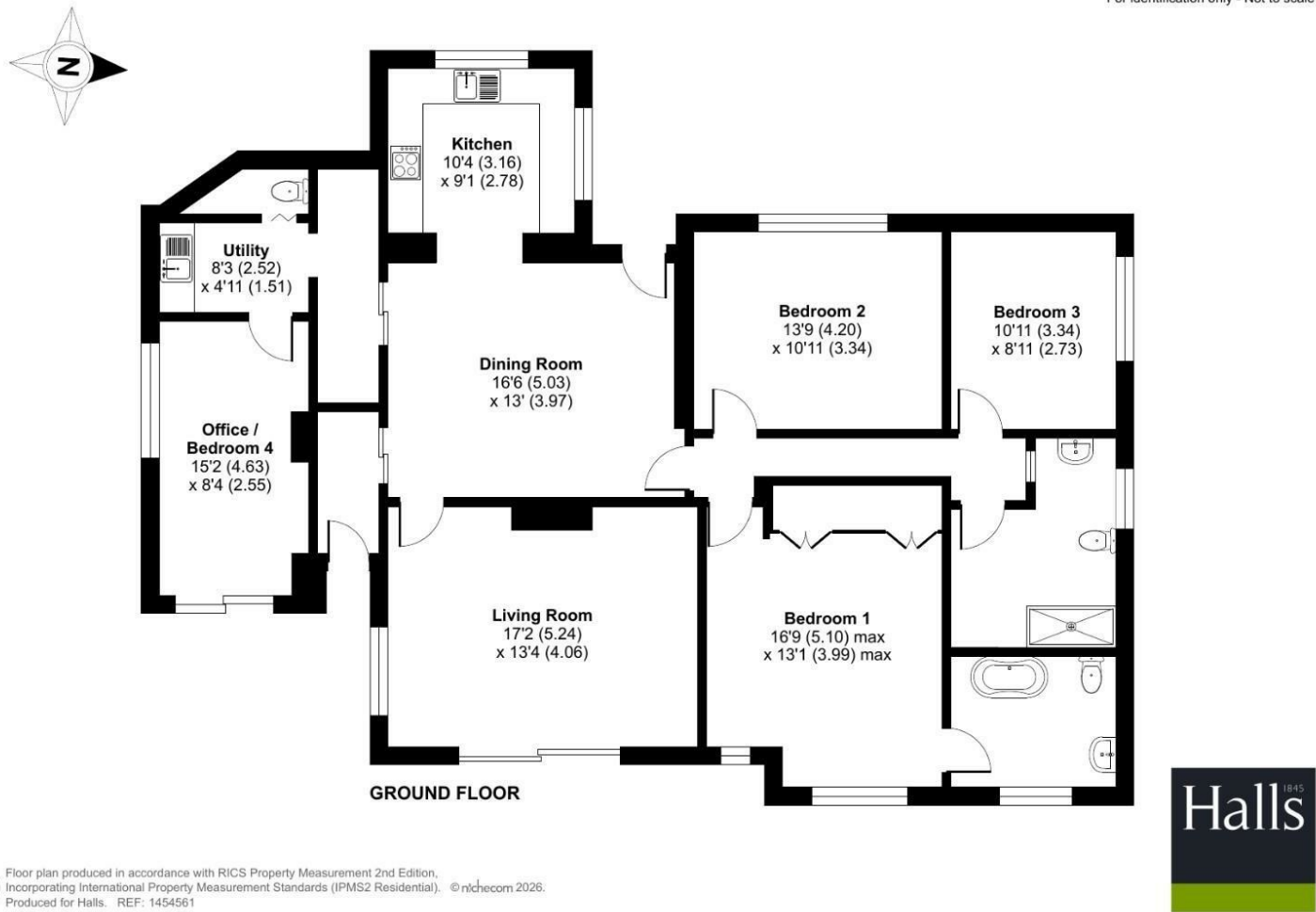


FOR SALE

3 Pentre Barog, Meifod, SY22 6DU



FOR SALE

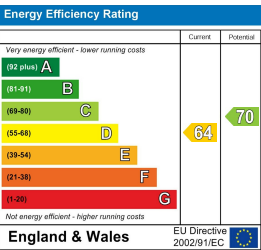
Offers in the region of £450,000

3 Pentre Barog, Meifod, SY22 6DU

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



Executive style bungalow, thoughtfully upgraded to offer luxurious interiors and flexible living, with 3-4 bedrooms and scope to create an annexe from the fourth.

Tucked away at the end of a quiet cul de sac in this warm, welcoming village, it sits on a generous plot with private gardens and serene outdoor spaces designed for both relaxation and entertaining

A carport and widened driveway offers parking for multiple vehicles



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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2 Reception
Room/s


4 Bedroom/s


2 Bath/Shower
Room/s





- 3/ 4 Bedroom luxury lifestyle bungalow
- Generous plot with gardens & ample parking area
- Tucked away in peaceful corner of rural village
- Beautifully refurbished throughout

Situation
Meifod is a picturesque village nestled in the heart of the Vyrnwy Valley, surrounded by rolling countryside and known for its genuine sense of community

With its charming mix of traditional homes, a well regarded primary school, local pub, church and village hall, Meifod offers a warm, welcoming atmosphere where neighbours know one another and village life thrives. Its peaceful rural setting, scenic walking routes and strong community spirit make it an appealing choice for those seeking a tranquil lifestyle without feeling isolated.

Schools
This area is served by two well regarded village primary schools; Ysgol Meifod in the heart of Meifod and Ysgol Pontrobert that is a small rural primary school known for its supportive ethos and close knit school community

For secondary education, families typically look to Ysgol Llanfyllin (6 miles) which is bilingual (for ages 4–18) and is known for its strong community ethos, or Welshpool and across the border to Shropshire for independent schools. Golfa School in Welshpool is an independent therapeutic special school for boys. The closest major independent school is Oswestry School (approx. 35mins drive) with further schools clustered in and around Shrewsbury.

Description
Tucked away in a peaceful rural cul de sac, this exceptional executive lifestyle bungalow enjoys a wonderfully discreet position within its own generous plot

Upgraded throughout with high quality fittings and finishes, the interior now has the sleek, immaculate feel of a show home; every room thoughtfully styled, every detail carefully considered

Accommodation
This is a rare chance to acquire a beautifully upgraded bungalow in a secluded rural setting. It's a home that feels light, airy and warm, offering both luxury and lifestyle in equal measure

The property offers an inviting dual aspect lounge featuring patio doors that open onto the garden and a charming open fire, creating a warm and welcoming space to relax

The home also boasts a beautifully appointed luxury kitchen with an adjacent high quality dining area, that has access to the rear garden

The standout feature is the luxurious master suite. Designed to evoke the calm indulgence of a five star hotel, it offers a serene place to unwind, with a dedicated dressing area enhanced by frosted windows for both privacy and soft natural light. Doors open directly onto the garden to welcome the morning sunlight, creating a beautifully restful start to the day. Just outside, the current owners have created a private relaxation area complete with a hot tub and privacy screen, forming a tranquil retreat for year round enjoyment

The former garage has been thoughtfully converted into a stylish study or additional bedroom, offering valuable flexibility for home working, guests or multi generational living; there is clear potential to create a self contained annexe for extended family, subject to the usual consents

Externally
To the front, the property benefits from a neat lawn framed by a mature magnolia tree and an elegant poplar tree, both of which provide seasonal beauty and a sense of natural privacy

A carport and widened driveway offers parking for multiple vehicles

The rear garden is a true sanctuary; totally private, with a generous patio seating area ideal for outdoor dining and entertaining

Here there is further potential to create an additional hidden haven beside the gentle stream that runs alongside the boundary, offering a unique opportunity to craft a peaceful waterside escape

Services
Mains electricity, water, drainage and oil central heating are connected at the property. None of these services have been tested by Halls

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001 The property is in band 'E'

Directions
Postcode for the property is SY22 6DU

What3Words Reference is eminent.tuxedos.balancing

Whilst situated in a rural area, there is easy access to the wider road network by joining the nearby A490/A495, which link you to Welshpool or Oswestry. The A5 is around 20–25 minutes away, giving the quickest access to the national motorway network via the M54

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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 £36 (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.

Websites
Please note all of our properties can be viewed on the following websites: www.hallsgb.com www.rightmove.co.uk www.onthemarket.com