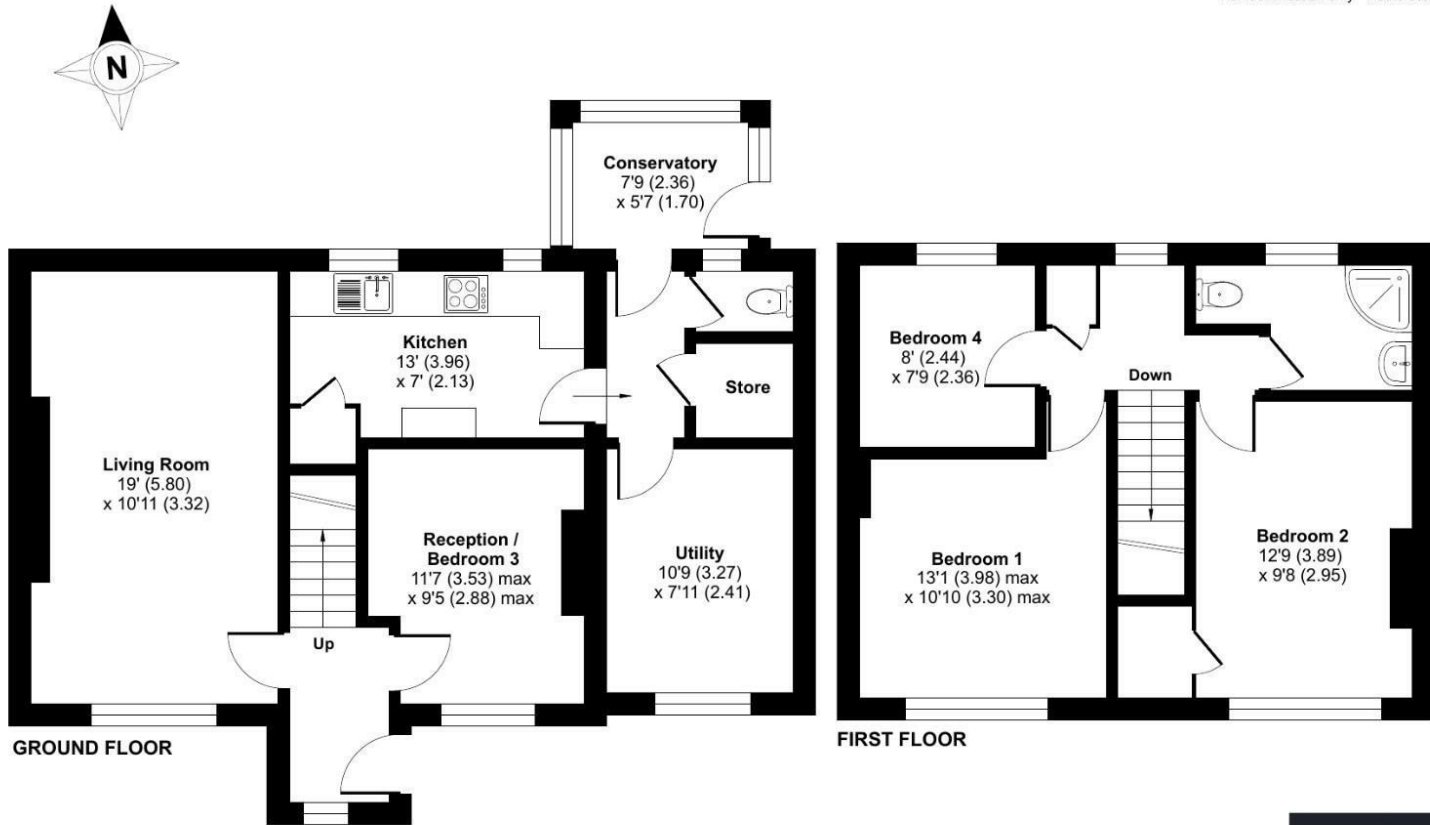


FOR SALE

7 Glan Y Morfa Llangadfan, Welshpool, SY21 0NW

Halls 1845

Approximate Area = 1169 sq ft / 108.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1440546



FOR SALE

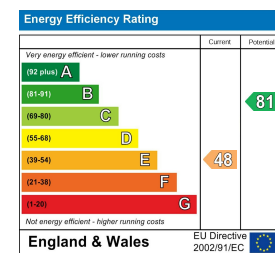
Offers in the region of £210,000

7 Glan Y Morfa Llangadfan, Welshpool, SY21 0NW

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



Situated in the village of Llangadfan, this extended and updated semi detached property comprises entrance hall, lounge, dining room/play room, refitted kitchen, study, W.C., rear conservatory porch, landing, two generous double bedrooms, further single room, and refitted shower room. The property boasts lovely farmland rural views to the rear, flexible living space, double glazing, off road parking, oil fired central heating and generous bright accommodation with large rear garden with paved patio area.



01938 555552

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



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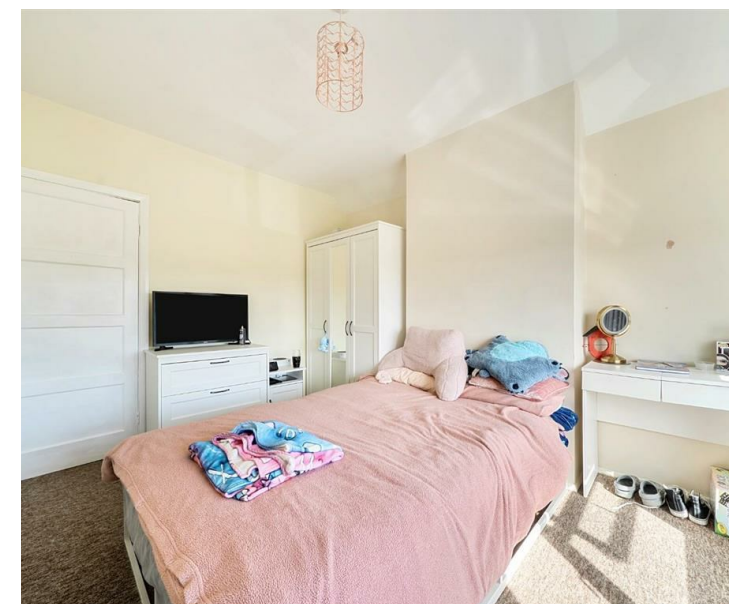
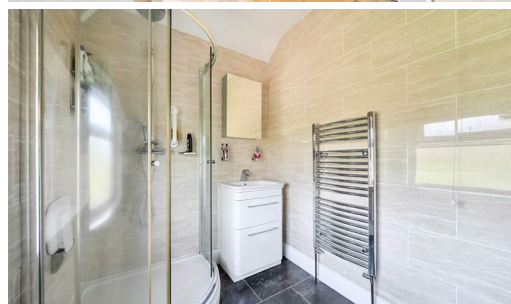
Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552

3 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Well-presented semi-detached property
- Bright and versatile living accommodation
- Three well-proportioned bedrooms, including two spacious doubles
- Large rear garden with patio area
- Rural village setting with scenic countryside views to the rear

Situation

Situated in the village of Llangadfan this extended property boasts lovely farmland views to the rear.

The village has a shop/cafe, public house, primary school and offers plenty of walking being close to the Dyfnant Forest.

Snowdonia national park is only a short drive away and the North Wales Coast is only around 34 miles away to the seaside towns of Aberdovey and Barmouth.

Local amenities are close to hand in Llanfair Caereinion with larger towns of Welshpool and Newtown being under 20 miles away.

Accommodation

The well proportioned accommodation comprises entrance hall, generous lounge, the dining room is currently used as bedroom 4 but could also be a playroom if required.

The kitchen has been refitted with a modern range of units with electric hob, grill and oven, larder cupboards and under stairs storage cupboard.

The kitchen leads through to the rear hallway with a study off W.C→ and boiler cupboard housing a Worcester oil boiler. Lading out of the rear hallway is a rear conservatory/porch.

The first floor landing has a widow to the rear overlooking the farmland beyond and airing cupboard with two generous double bedrooms to the front with built in storage cupboards, bedroom three overlooks the rear as does the refitted shower room.

Externally

To the front the property has off road parking for two cars and a lawned area.

The generous rear garden has two paved seating areas to enjoy the rural views lawned garden, oil tank and shed.

Services

Mains electricity, mains water, mains 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 'C'

Directions

Postcode for the property is SY21 0NW

What3Words Reference is outlawing.trucks.lamps

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 £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.

Websites

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