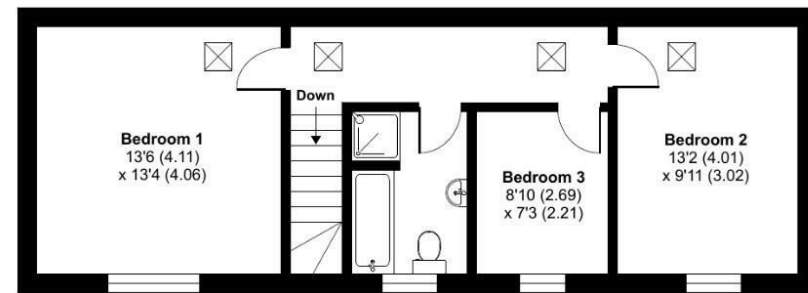


FOR SALE

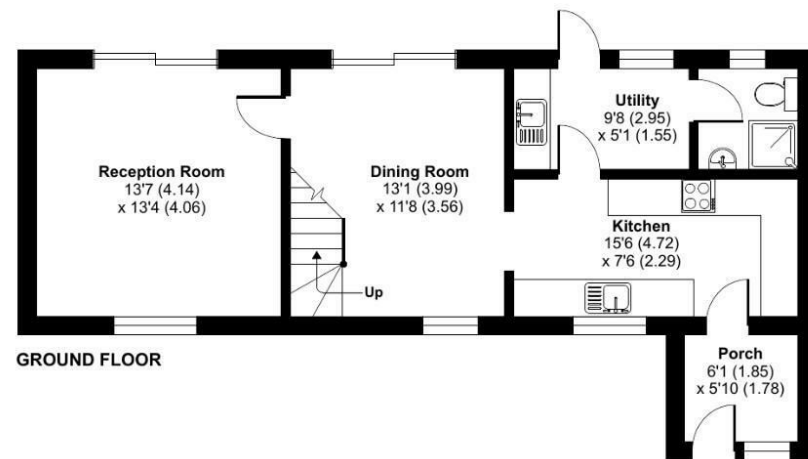
Ty Hir Llangadfan, Welshpool, SY21 0PW



Approximate Area = 1162 sq ft / 107.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1433560



FOR SALE

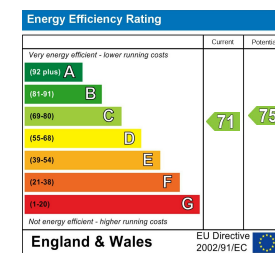
Offers in the region of £270,000

Ty Hir Llangadfan, Welshpool, SY21 0PW

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



England & Wales EU Directive 2002/91/EC



01938 555552

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



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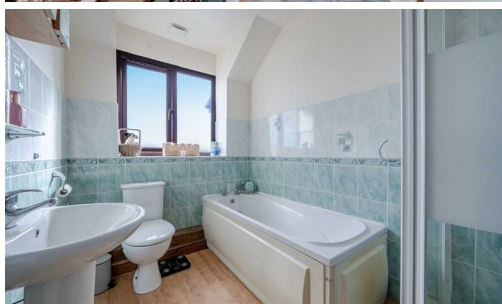
2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Three-bedroom detached family home, ideal for family living
- Practical layout with kitchen, utility room, and ground floor toilet
- Benefits from oil-fired central heating and double glazing
- Ample outdoor space featuring a gated driveway
- Large rear garden with entertaining area

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 property is accessed via a porch to the front that leads into the fitted kitchen that has electric hob and oven, tiled floor, oil; boiler and space for a dishwasher the kitchen opens into the dining room that has stairs off and patio doors leading out into the rear garden, to the rear is a utility room and wet room, of the dining room is a generous lounge with patio doors leading out into the rear garden.

The first floor landing is flooded with light from two roof lights and has two generous double bedrooms at either side with a further central single bedroom. The four piece family bathroom has a bath and walk in electric shower.

The property has double glazing and hard floor coverings throughout the ground floor with oil fired central heating.

Externally

The property has a generous, gated tarmac off road parking area to the front.

There are dog kennels to the side of the property with pedestrian access gate to the rear.

There is a large entertaining area to the rear, stocked borders, metal shed, oil tank and lawned area.

There are also external lights and external power points around the property

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 'F'

Directions

Postcode for the property is SY21 0PW

What3Words Reference is misty.proposals.fuzzy

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