



Holters

Local Agent, National Exposure

Cored-Y-Felin, 3 Llys Clywedog, Llanidloes, SY18 6HW

Offers in the region of £495,000



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Cored y Felin, meaning "The Mill Weir", is a substantial five-bedroom detached family home overlooking the Afon Clywedog, within easy walking distance of Llanidloes town centre. Offered to the market for the first time in over twenty years, it is available with no onward chain.

- Detached Riverside Family Home
- Family Bathroom & Downstairs WC
- Double Garage
- Walking Distance to Llanidloes
- Master Bedroom with En-Suite
- Kitchen with Adjoining Utility
- Substantial Wraparound Plot
- Four Further Bedrooms
- Three Reception Rooms
- No Onward Chain

The Property

For the first time in over twenty years, Cored y Felin comes to the market: a substantial detached residence overlooking the Afon Clywedog, within easy walking distance of the centre of Llanidloes, one of Mid Wales' most characterful market towns. Built of red brick beneath a slate roof, this is an exceptionally generous family home, with the river and wooded hillside beyond providing an ever-changing backdrop through the seasons.

The front door opens into a welcoming reception hall, where a turning staircase rises beneath skylights overhead and a cloakroom with WC sits conveniently to one side. To the front of the house, the drawing room is centred around a fireplace, while a wide bay window frames views towards the surrounding greenery. Glazed double doors lead through to the dining room, which also connects directly with both the hall and the kitchen, allowing the ground floor to flow naturally for everyday family life and entertaining alike.

The kitchen breakfast room is fitted with a good range of timber cabinetry, incorporating a breakfast bar and ample space for a family dining table. Terracotta floor tiles continue through a brick archway into the sun room, arguably the heart of the home. Glazed

on three sides, with French doors opening onto the garden, it enjoys lovely views across the garden towards the river beyond. A separate utility room keeps the practicalities neatly out of sight.

Upstairs, the galleried landing is a feature in its own right, lit from above by skylights that enhance the sense of space at the centre of the house. The master bedroom benefits from a wide bay window overlooking the treetops and is served by its own en suite bathroom. Bedroom two, positioned above the garage, is particularly impressive in scale, with sloping ceilings and dormer windows creating a versatile space equally suited as a guest suite, studio or playroom. Three further bedrooms, one currently arranged as a study, are served by the family bathroom, which includes both a bath and separate shower. Throughout the house, excellent built-in storage provides a practical advantage often absent from more modern homes.

Outside, the plot is equally generous. A sweeping driveway provides parking for numerous vehicles alongside the double garage, while the current owners have landscaped much of the garden with block paving, gravel and artificial lawn for ease of maintenance. Those with a passion for gardening

may equally choose to reintroduce more traditional lawns and planted borders. A timber shed and greenhouse are included within the sale, and the garden enjoys a peaceful outlook towards the river and surrounding trees.

Offered for sale with no onward chain, Cored y Felin presents an excellent opportunity to acquire a substantial family home in an enviable position overlooking the Afon Clywedog, yet within easy walking distance of Llanidloes town centre. The generous accommodation, sizeable plot and scope for a new owner to update and personalise to their own tastes offer excellent potential for a growing family. Contact Holters to arrange a viewing.

The Location

The beautiful Mid Wales town of Llanidloes is rich in history and has so much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers



to an independent book shop and artisanal boutiques.

The town has a bustling social calendar culminating in the annual Llanidloes Carnival every July.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llanidloes is 4 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales’ largest sports and music festival.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating with underfloor heating serving the ground floor.

Services

We are informed the property is connected to all mains services.

Council Tax

Powys County Council - Band G

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Trefeglwys - 5 Miles
- Newtown - 15 Miles
- Machynlleth - 19 Miles
- Llanfair Caereinion - 22 Miles
- Welshpool - 28 Miles
- Aberystwyth - 31 Miles

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.



