



# CEFN MAES

PEN - Y - GARNEDD | LLANRHAEDR YM MOCHNANT | SY10 0AS





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Oswestry 18 miles | Welshpool 12 miles | Shrewsbury 30 miles  
(all mileages are approximate)

A beautifully positioned detached bungalow with superb reception space, landscaped gardens, orchard and outstanding views in a peaceful rural setting.

Beautifully positioned detached bungalow in a peaceful rural setting  
Three bedrooms and approximately 1,482 sq ft of internal accommodation  
Outstanding countryside views from multiple aspects  
Superb day room extension taking full advantage of the setting  
Detached garage and generous driveway parking



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Cefn Maes is a beautifully maintained 1960s detached bungalow occupying a superb rural position with stunning views from multiple aspects.

The property has been thoughtfully improved, including a ground floor extension that has created a wonderful day room overlooking the gardens.

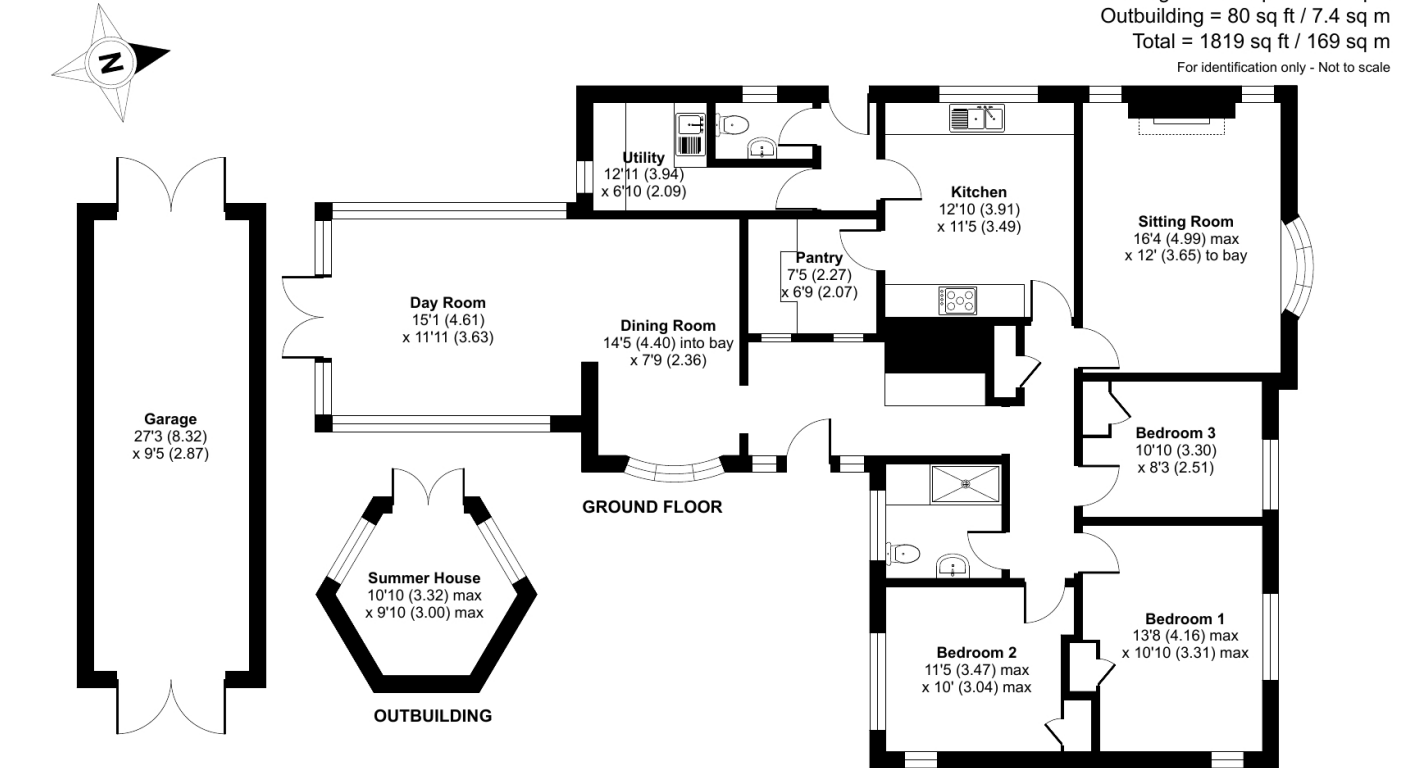
The accommodation extends to approximately 1,482 sq ft, with a detached garage, summer house, landscaped gardens and orchard. The property also offers scope to explore loft extension potential, subject to the necessary consents.

## ACCOMMODATION

The accommodation is arranged over a single storey and provides a well-balanced layout, ideally suited to those seeking generous living space, privacy and outstanding countryside views. The property is entered via a welcoming entrance area, leading through to the main reception spaces and bedroom accommodation.

The sitting room is a well-proportioned principal reception room, positioned to enjoy the attractive outlook, with a broad bay window allowing natural light to fill the space. The adjoining dining room provides an excellent formal or everyday eating area, with attractive open flow through to the impressive day room. This later extension is one of the standout features of the property, with extensive glazing on multiple sides, a vaulted ceiling and direct access to the garden, creating a superb space for relaxing, entertaining and enjoying the surrounding views throughout the seasons.

The kitchen is fitted with a range of units and provides space for informal dining, with an outlook across the garden and countryside beyond. A useful pantry sits off the main accommodation, while the utility room provides additional storage and practical working space, together with access to a cloakroom/WC.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1465913



There are three bedrooms, all arranged off the inner hallway. Bedroom one is a generous double room with fitted storage and excellent countryside views. Bedrooms two and three offer further flexible accommodation, suitable as guest bedrooms, home office space or hobby rooms.

The accommodation is served by a well-appointed shower room. The property also benefits from a detached garage and there is potential to explore further accommodation within the loft, subject to any necessary consents and building regulations.



## GARDENS

Cefn Maes is set within beautifully maintained gardens and grounds, thoughtfully designed to make the most of the property's peaceful position and outstanding rural outlooks. Sweeping areas of lawn are complemented by mature hedging, well-stocked borders, colourful seasonal planting and a variety of established shrubs and trees, together creating a particularly attractive and private setting. A number of seating terraces and sheltered sitting areas provide ideal spaces for outdoor dining, entertaining or simply enjoying the surrounding views, whilst a charming summer house and ornamental water feature further enhance the appeal of the gardens.

The grounds enjoy an excellent degree of privacy and open visually towards the surrounding countryside, giving the property a wonderfully tranquil feel throughout the seasons. An adjoining orchard provides additional amenity space and lifestyle appeal, with scope for gardening, recreation or small-scale hobby use, whilst also offering potential for future enhancement or alternative use, subject to any necessary planning consents. To the front and side of the property, a detached garage together with a generous driveway provides practical parking, storage and turning space.

## SCHOOLING

The property is well placed for a range of schooling options, including primary schools in nearby Llanfyllin and secondary education in Oswestry. The area is also served by a selection of respected independent schools.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that electricity is connected to the property. Water is supplied via a private borehole and drainage is to a cesspit. None of the services, appliances or installations have been tested by Halls.

## LOCAL AUTHORITY

Powys County Council

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

What3Words [///altering.uptown.relieves](#)

From Oswestry, proceed towards Llanfyllin via the B4580. Continue towards Llangollen, passing the turning for Lake Vyrnwy, then proceed over the toll bridge and take the first left. Follow the lane for approximately three miles, where Cefn Maes will be found as a white bungalow within open countryside.



## RIGHT OF WAY & EASEMENTS

To be confirmed by the vendor's solicitor during pre-contract enquiries.

## BOUNDARIES, ROADS & FENCES

To be confirmed by the vendor's solicitor during pre-contract enquiries.

## IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



