

NANT Y SIBRWD

BWLCH-Y-CIBAU | LLANFYLLIN | POWYS | SY22 5LN







Nestled in the heart of the Welsh countryside is this beautiful four-bedroom detached family home. The property enjoys a peaceful rural setting with far-reaching views across open fields and rolling hills, while offering spacious and versatile living accommodation, attractive gardens and ample parking. Perfect for those seeking a balance of modern comfort and country living.

Offers in the region of £500,000





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- **Four-bedroom detached family home**
- **Open-plan kitchen/dining room with central island**
- **Generous reception room with feature fireplace**
- **Principal bedroom suite with ensuite**
- **Landscaped gardens with terrace, pergola and countryside views**
- **Set in a rural yet accessible location**

DESCRIPTION

Halls are delighted with instructions to offer Nant Y Sibrwd in Llanfyllin. This lovely four-bedroom detached home is designed with care and attention to detail, providing versatile living accommodation extending to over 2,300 sq. ft including the garage. The property combines attractive stone elevations with well-planned interiors, offering light and spacious rooms arranged over two floors. It is ideally suited to a range of buyers, from families seeking generous accommodation to those looking for a home in a peaceful rural setting, yet within easy reach of local amenities and transport links.

The ground floor is centred around an open-plan kitchen/dining room, fitted with a comprehensive range of units and a central island, which connects to a dual-aspect reception room with feature fireplace and log burner. The ground floor also provides two well-proportioned bedrooms and a family bathroom.

To the first floor, the property offers a principal suite with dressing area and en suite bathroom complete with freestanding bath and feature fireplace. A further large double bedroom and a versatile landing space, currently utilised as a 'book nook,' complete the accommodation.

Externally, the property is approached over a gravelled driveway with ample parking, together with an integral garage. The rear gardens have been landscaped to include a paved terrace, ideal for outdoor dining, and enjoy far-reaching views across the surrounding countryside.

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DIRECTIONS

From Oswestry, take the A483 towards Welshpool. At Llynclys crossroads turn right, signposted for Llansantffraid ym Mechain, and proceed along the A495. Take a left turn after approximately 2 miles and continue along the A495. Proceed through the Llansantffraid village and continue on the A495 towards Meifod. After approximately 3.5 miles take a right turn onto the A490, signposted for Bwlch y Cibau. Proceed into Bwlch y Cibau and before the Stumble Inn, turn left. Continue on and the property will be viewed to the left-hand side.

SITUATION

Located in the desirable village of Bwlch y Cibau, a small vibrant community with a popular pub/restaurant that is within short walking distance. The immediate area offers an abundance of walks within stunning countryside. Llanfyllin, the nearest town, is 3 miles from the property and offers traditional shops, a convenience store, pubs, primary and secondary schools and GP Surgery.

The market towns of Welshpool and Oswestry offer a wider range of services including primary nationwide supermarkets. Excellent road networks allow easy access to Wrexham, Chester, Shrewsbury, Telford and the West Midlands.

SCHOOLING

For secondary education, Ysgol Llanfyllin is the nearest all-through school, catering to students aged 3 to 18. Located approximately 6 miles from Bwlch-y-Cibau, it covers a comprehensive curriculum and has a strong reputation for academic achievement and extracurricular activities.

SERVICES

Mains electricity and Water. The 5 properties have a shared drainage treatment plant. N.B. The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

TENURE

The property is Freehold and offered for sale by private treaty, with vacant possession available upon completion.

LOCAL AUTHORITY

This property is under the Powys County Council.





COUNCIL TAX

The property is currently banded in Council Tax Band C.

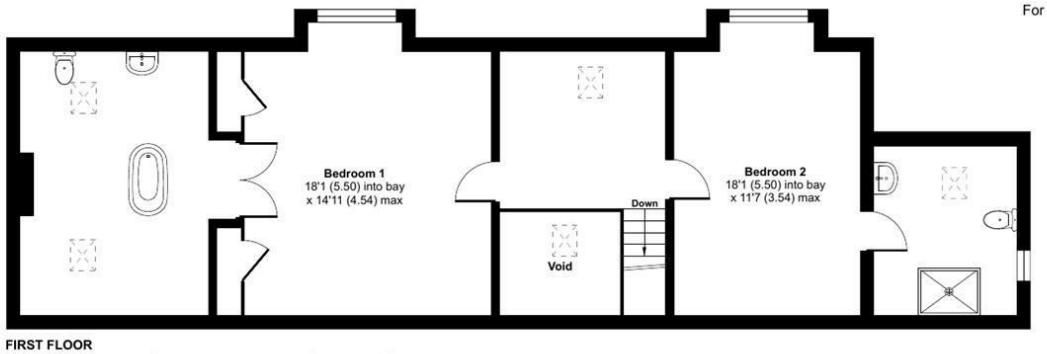
VIEWINGS

Via the Agents: Halls, Welshpool Office, 14 Broad Street, Welshpool, Powys, SY21 7SD

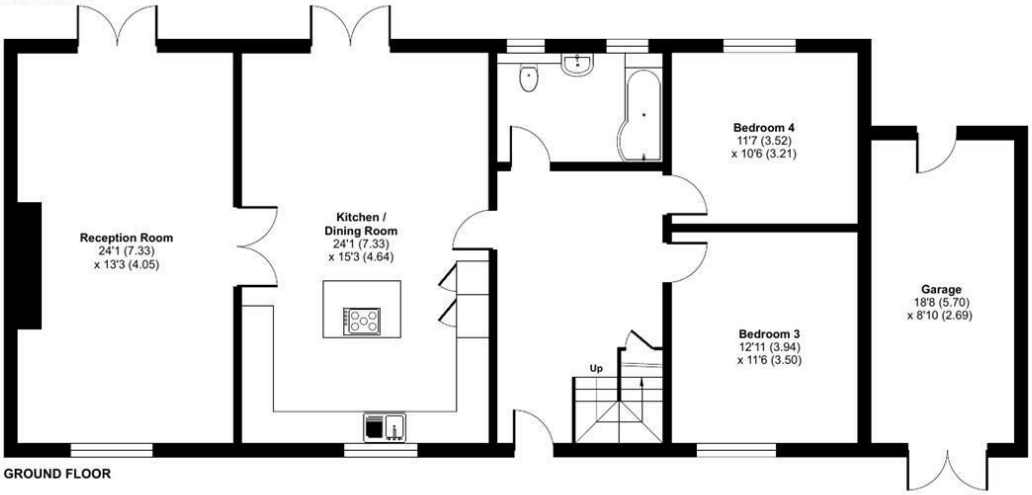
ANTI-MONEY LAUNDERING (AML) CHECKS

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.

Approximate Area = 2153 sq ft / 200 sq m (excludes void)
Garage = 165 sq ft / 15.3 sq m
Total = 2318 sq ft / 215.3 sq m
For identification only - Not to scale

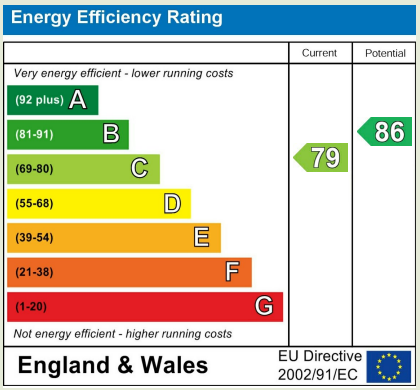


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1336451



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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