

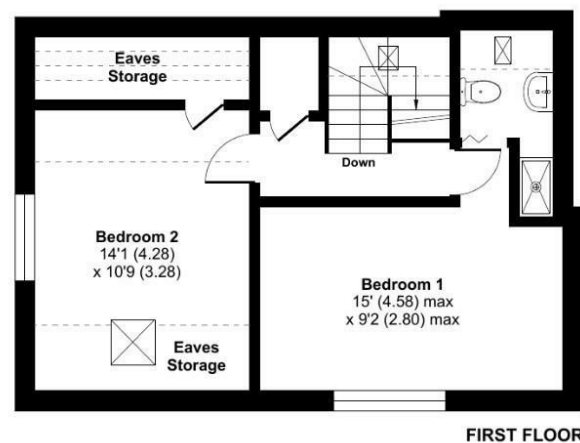
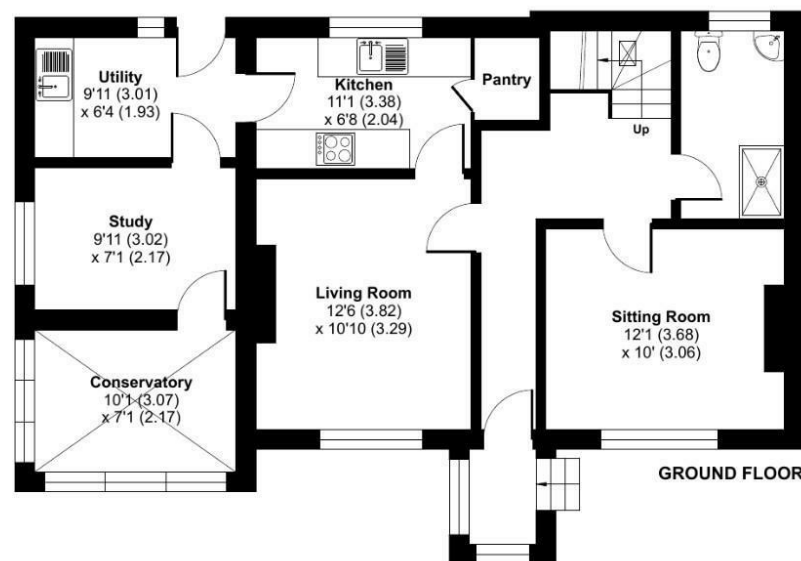
FOR SALE

7 Brovyrnwy, Dolanog, Welshpool, Powys, SY21 0LH

Denotes restricted
head height



Approximate Area = 1113 sq ft / 103.4 sq m
Limited Use Area(s) = 129 sq ft / 12 sq m
Total = 1242 sq ft / 115.4 sq m
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Halls

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Halls. REF: 1452784



Halls

FOR SALE

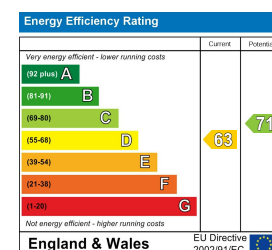
Offers in the region of £200,000

7 Brovyrnwy, Dolanog, Welshpool, Powys, SY21 0LH

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



A former forestry worker's cottage set in a peaceful rural hamlet along the Liwybr Ann Griffiths footpath, within minutes walk of the River Vyrnwy.

This charming two bedroom semi detached home offers ample private parking (opposite), generous storage, and beautifully tiered gardens with comfortable seating areas that offer panoramic views across the lush green, Dolanog valley.



01938 555552

Welshpool Sales

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



OnTheMarket.com



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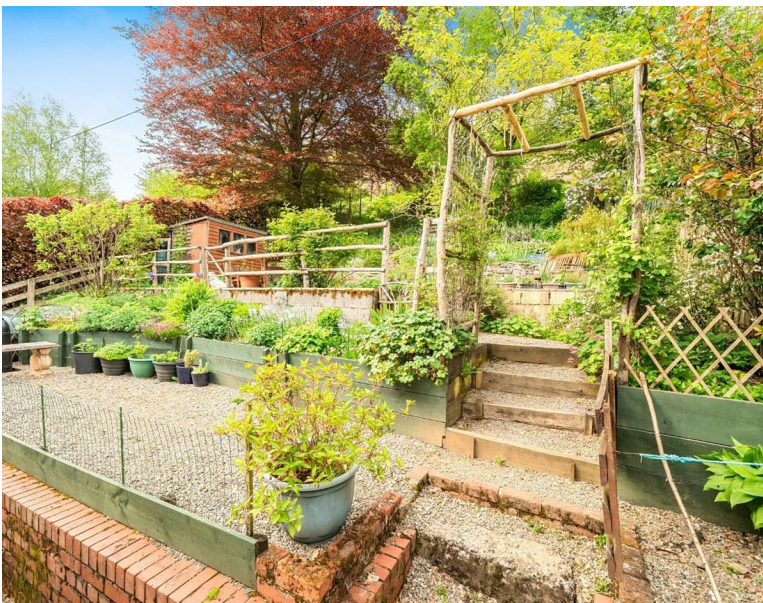
2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- **Former Forestry Worker cottage with two bedrooms**
- **Terraced garden to the rear with cosy seating areas**
- **Peaceful rural location**
- **Panoramic views over Dolanog valley**
- **Ample designated parking and store**

Description

This pleasant home was built circa 1948 and has been improved and modernised to provide comfortable living accommodation in a sought after village location.

The main cottage floors are quarry tiled and the living room provides cosy accommodation with a new log burner and sitting room opposite.

The kitchen has a full size larder beside it and the adjacent storage room has been converted into a utility room, with private study room off that leads to a conservatory at the front of the property to sit, relax and take in the view.

The property has two bathrooms; the downstairs has a full sized shower and the first floor is a an ensuite bathroom with shower.

The landing is light thanks to a velux window and both bedrooms are comfortably double bedrooms, offering fabulous views over the hamlet.

Externally

The kitchen looks out over the rear gardens, that are accessed off the adjacent utility room.

There is a level gravelled area with a garden shed, and steps up to the higher garden terraces that the current owners have improved and tended with care, such that they are now covered with plant and shrub beds, and conveniently situated seating areas that provide panoramic views of this pretty, green valley.

Beyond these gardens, there is a grassed area of garden planted with; shrubs, trees and wildflowers bordering Allt Dolanog, which is held by the owners at a peppercorn rent of £2 per annum.

To the front of the property, there is a gravelled pathway flanked by plants and shrubs.

On the opposite side of the Council maintained road, there is a private parking area for numerous vehicles that also currently houses a large shed/workshop.

There is gated access to the rear of the property at the side.

Services

Mains electricity, water, 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'

Situation / Directions

From Welshpool, take the A458 towards Dolgellau and just after entering Llangyniew turn right onto the B4389 signposted Meifod. Take the second left on to the B4382, signposted Dolanog.

Approaching this rural hamlet, you will see the historic stone bridge over the River Vyrnwy to your right hand side and hear the bubbling waters below.

At the brow of the hill, with the St.John the Evangelist church to your left, the Brovyrnwy cottages are nestled at the foot of the hill directly ahead below open moorland.

Take the first turn right past the former petrol filling station and the property is to your left, just before you reach the Capel Coffa Ann Griffiths Memorial chapel.

Directions

Postcode for the property is SY21 0LH

What3Words Reference is total.chefs.bookcases

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
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