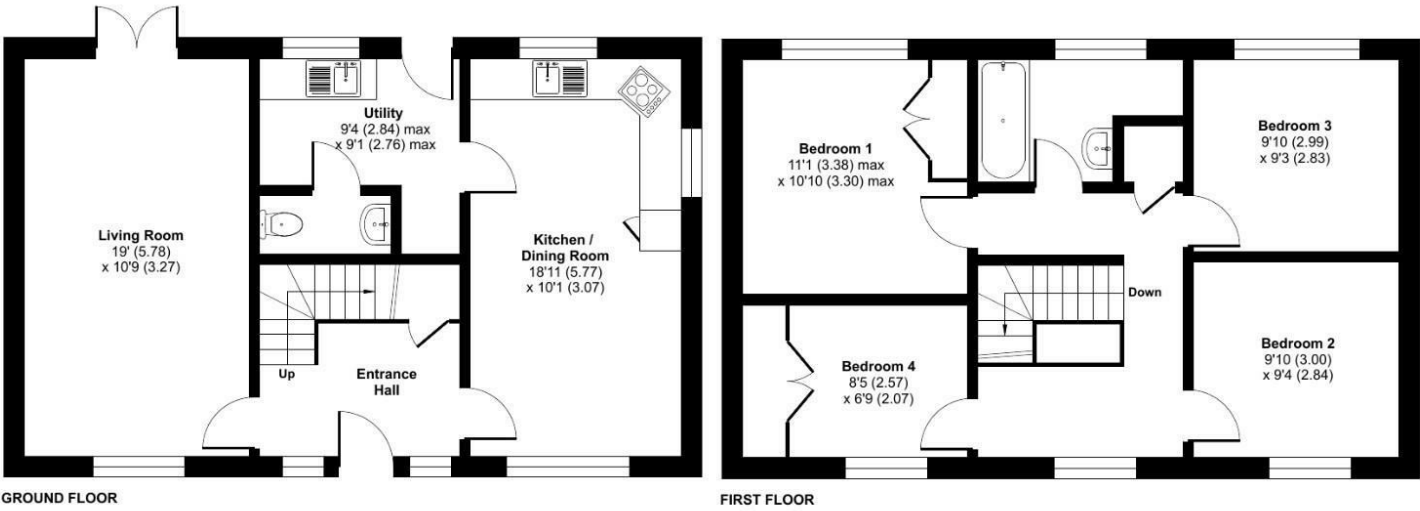


FOR SALE

Waunfach, Llandyssil, Montgomery, Powys, SY15 6LF



Approximate Area = 1188 sq ft / 110.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1409421



FOR SALE

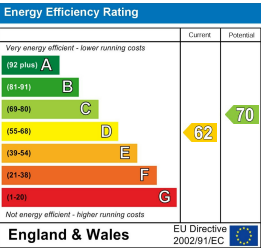
Offers in the region of £340,000

Waunfach, Llandyssil, Montgomery, Powys, SY15 6LF

**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



Situated in a quiet and rural position, Waunfach is a four bedroom detached family home offering lovely views but is conveniently located close to local schools and facilities in both Welshpool and Newtown. The property comprises of an entrance hall, lounge with open fire, kitchen with dining area, utility room, W.C., galleried landing, three double bedrooms, one single bedroom and a four piece family bathroom. The property has the potential for further development (subject to PP) and has a generous parking and turning area with a wraparound garden and hedge surround.



01938 555552

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



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01938 555552





1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Four-bedroom detached family home in a rural location
- Attractive views with convenient access to local schools and amenities
- Potential for further development (subject to planning permission)
- Generous parking and turning area
- Wraparound garden with hedge surround

Frosted double glazed entrance door with side windows leading into

**Entrance Hall**  
Turn staircase off, under stairs cloaks cupboard, radiator.

**Lounge**  
Open fire with brick surround and slate hearth, wood laminate floor covering, double glazed windows to front elevation, radiator, double glazed French doors leading out to rear garden.

**Kitchen/ Dining Room**  
Double glazed windows to front, side and rear elevations, wood laminate floor covering to Dining area and tiled floor covering to Kitchen area and radiator. Kitchen area is fitted with a range of wall and base units with laminate work surfaces, electric cooker, space for fridge and freezer, stainless steel sink drainer unit, tiled floor, extractor fan, tiled splashbacks.

**Utility Room**  
Tiled floor with plumbing and space for washing machine, stainless steel sink drainer unit, Warmflow oil fired boiler, double glazed window and door to rear, fuse board.

**W.C.**  
Wall mounted wash hand basin, low level W.C., tiled floor, extractor fan.

**Galleried Landing**  
Shelved airing cupboard, loft access, double glazed window to front elevation.

**Bedroom One**  
Double glazed window to rear elevation, radiator, built in double wardrobe.

**Bedroom Two**  
Double glazed window to rear elevation, radiator.

**Bedroom Three**  
Double glazed window to front elevation, radiator.

**Bedroom Four**  
Double glazed window to front elevation, radiator, built in double storage cupboard.

**Family Bathroom**  
Fitted with a four piece suite comprising walk in electric shower, pedestal wash hand basin, low level W.C., bath, frosted double glazed window to rear, extractor fan, shaver light, radiator.

**Externally**  
To the front, the property has a gated entrance and is approached over a tarmac driveway owned by the neighbouring property (over which this property has a right of access) and a five bar gate provides access to tarmac parking and turning area. The property has a wraparound lawn with entrance canopy. To the rear is a further tarmac parking area, cobbled seating area, courtesy light and hedge surround.

**Services**  
Mains electricity, mains water, private 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 'E'

**Directions**  
Postcode for the property is SY15 6LF

What3Words Reference is crackled.modern.reverted

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)