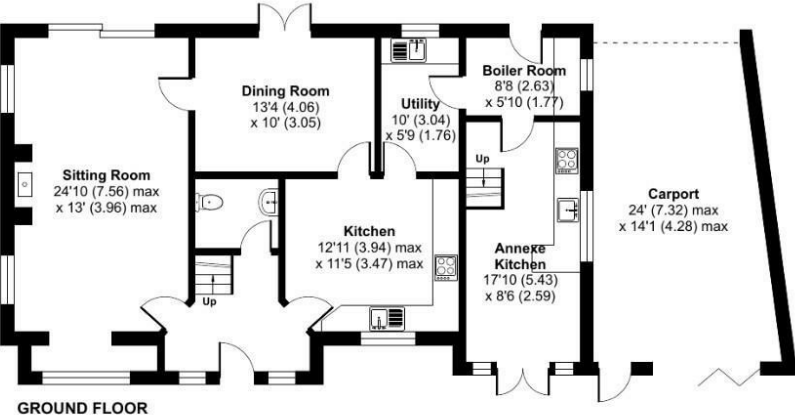


FOR SALE

1 Glan Y Nant, Aberhafesp, Newtown, SY16 3HB



Approximate Area = 1350 sq ft / 125.4 sq m (exclude carport)
Annexe = 562 sq ft / 52.2 sq m
Total = 1912 sq ft / 177.6 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: 1466406



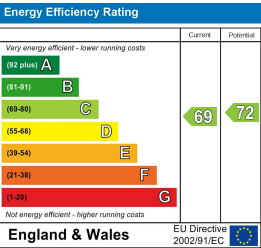
FOR SALE

Offers in the region of £425,000

1 Glan Y Nant, Aberhafesp, Newtown, SY16 3HB

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



01938 555552

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



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01938 555552



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



- **Three Bedroom home with adjoining One Bedroom annexe**
- **Peaceful hamlet surrounded by green rolling hills**
- **Low maintenance garden to front and rear**
- **Covered carport suitable for large EV or as workshop area**
- **Within 5 miles of Newtown centre**

LOCATION

As you leave Newtown and follow the road towards Aberhafesp, the landscape gently shifts; hedgerows soften, fields open out and the quiet of the Welsh countryside settles in.

Despite this peaceful backdrop, Glan y Nant remains well connected, with swift access to the Newtown bypass and rail services on the Cambrian Line linking east to Shrewsbury and Birmingham and west to Machynlleth, Aberystwyth, and Pwllheli

SCHOOLS

Families are well served by a strong choice of schools in and around Newtown

Several primary options lie within easy reach, including Ysgol Dafydd Llwyd, a well regarded Welsh medium school, and Maesyrrhandir C.P. School, both situated on the western side of town.

Ysgol Calon y Dderwen, close to the town centre, offers another accessible primary alternative

For older pupils, Newtown High School provides comprehensive secondary education for ages 11–18, while Brynllwarch Hall School in nearby Kerry offers specialist provision in a supportive rural setting

DESCRIPTION

The property occupies an elevated position with open views across the local community hall and the surrounding Welsh countryside, which feels like a natural extension to the front and rear gardens

Inside, the house is light, airy and well cared for, with generously proportioned rooms throughout. It suits family life just as well as those seeking a comfortable base for working from home

A large wood burning stove in the lounge, complemented by oil fired central heating, keeps the home warm and welcoming through the coldest Welsh winters, while in warmer months, doors from both the lounge and dining room open directly onto the rear terrace

The self-contained annexe adds valuable flexibility, making it ideal for multi-generational living, visiting family, guests, or as a potential source of holiday let income. The annexe comprises a bedroom, bathroom, kitchen/dining room, and reception room, providing comfortable and independent accommodation.

Distinctive in appearance with timber cladding to the first floor, it features double patio doors from the driveway into a spacious kitchen diner, with a comfortable living room and an adjacent ensuite bedroom above.

If preferred, the annexe could be seamlessly re incorporated into the main house.

EXTERNALLY

To the front of the house, there is ample driveway parking alongside a gently sloping lawn, creating an open and welcoming approach to the property

To the rear, a paved courtyard provides a low maintenance space for outdoor seating, with steps leading up to a gravelled garden framed by lawn and mature shrubs; an area that offers excellent scope for a floral garden or vegetable plot

For those who enjoy practical space, the carport is a real asset; it is wide enough to accommodate a large EV and ideal for anyone needing a workshop area, additional storage or potentially as a sheltered outside area for entertaining

SERVICES

Mains electricity, water, Shared private drainage, between 4 houses - new sewage treatment plant 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'

Council tax band for the Annexe is 'A'

DIRECTIONS

Postcode for the property is SY16 3HB

What3Words Reference is diet.dogs.sandpaper

From Welshpool take the A483 to Newtown, at the roundabout take the first exit, at the second set of traffic lights (by McDonalds), turn right. Cross the river bridge and continue to the next roundabout, proceed straight ahead onto Milford Road. Continue along the B4568 proceed through the village of Aberhafesp and turn right sign posted School and Community Centre, Bwlch Y Ffridd 1 ¼. Continue along and take the left turning sign posted to the School and Community Centre, turn left opposite the School and 1, Glan y Nant is the first property directly ahead

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

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