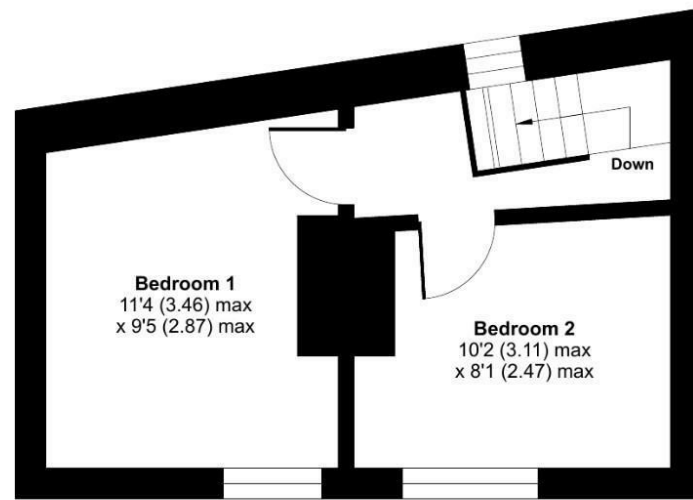
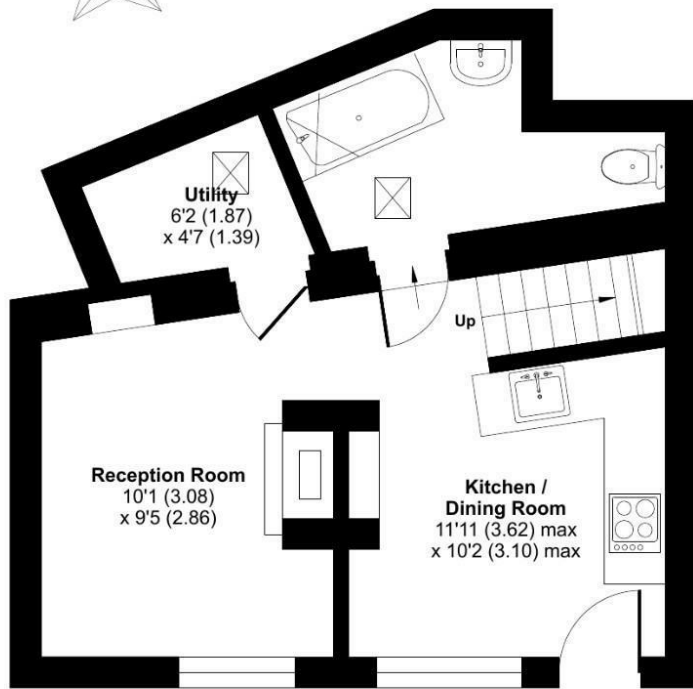


FOR SALE

Y Bwthyn, Bridge Street, Llanfair Caereinion, Welshpool, SY21 0RZ



Approximate Area = 572 sq ft / 53.1 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). © nichecom 2026. Produced for Halls. REF: 1464049



FOR SALE

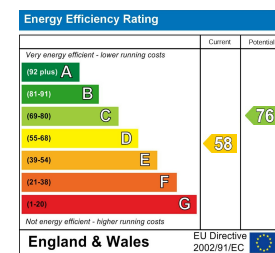
Offers in the region of £130,000

Y Bwthyn, Bridge Street, Llanfair Caereinion, Welshpool, SY21 0RZ

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



Nestled in the heart of this sought after Welsh village on the River Banwy and positioned at the end of the Llanfair Caereinion steam railway, this charming two bedroom cottage has been thoughtfully refurbished to create a warm, characterful retreat.

The property offers a cosy, Aladdin's cave feel, with a small, secret garden to the front, privately screened by mature hedging.

Ideal as a first time purchase, a rural bolt hole from city life, or an attractive option for an investor

No Onward Chain



01938 555552

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming two bedroom cottage full of character
- Private patio seating area screened by mature hedging
- Prime village setting nestled in the heart of a highly sought after Welsh community
- Tourist hotspot location by Llanfair Caereinion steam railway
- No Onward Chain

Situation

Llanfair Caereinion is situated just 8 miles West of Welshpool and is perhaps best known as the home of the Welshpool and Llanfair Caereinion Light Railway beside the River Banwy; a celebrated narrow gauge line that brings a unique character and sense of history to the area

This location is particularly attractive to families, first time buyers and anyone seeking a well served village setting with strong community spirit and easy access to the outdoors

Local amenities include independent shops, cafes, church, pubs a GP Practice, pharmacy, leisure centre, bowling green, tennis courts and Llanfair Caereinion FC

The town is surrounded by rolling countryside and offers riverside walks along the River Banwy

Schools

The Ysgol Bro Caereinion primary and secondary schools serve ages 14-18 are highly regarded and recognised for supportive teaching and a growing bilingual learning pathway

Description

As you step through the garden gate from Broad Street, you enter a secluded seating area; a secret front garden completely hidden from view

The stable door entrance opens into a charming country kitchen, complete with a breakfast table set by the window. The space has been cleverly designed to feel like an Aladdin's cave, making the very best use of every corner

The cosy lounge sits just beyond, featuring a wood burning stove for warm, inviting evenings. On the ground floor, the bathroom offers a touch of luxury, with a roll top bath perfect for unwinding

Upstairs, two double bedrooms provide comfortable accommodation when it's time to retire for the night.

This delightful cottage is ideal as a first time purchase, a rural bolt hole for those seeking an escape from city life, or an appealing opportunity for an investor.

Services

Mains electric, water, drainage and a multi fuel burner in the lounge

None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828

The property is in Band 'A'

Directions

Postcode for the property is SY21 0RZ

What3words Reference is: useful.sprinkler.confined

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
- www.rightmove.co.uk
- www.onthemarket.com