

HEDGE HILL TREGYNON

| NEWTOWN | POWYS | SY16 3EP







Situated in a private plot on the edge of the village, this generously proportioned three/four bedroom detached bungalow offers privacy and spacious, bright accommodation. The property comprises entrance hall, spacious lounge/diner with stove, refitted kitchen with step down into breakfast conservatory, utility, W.C., dining room/ bed four, two further double bedrooms with built in wardrobes, four piece family bathroom, and large master bedroom. The property has off road parking, car port, wrap around well stocked gardens and oil central heating.

Offers in the region of £300,000





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- **Spacious Three/Four-Bedroom Bungalow**
- **Refitted Kitchen with Breakfast Conservatory**
- **Triple-Aspect Lounge/Diner with Wood Burner**
- **Extensive Wrap-Around Gardens**
- **Gated Driveway with Ample Parking and Carport**
- **Private Setting on the Edge of Tregynon**

SITUATION

Tregynon is a small, picturesque village in Montgomeryshire, Powys, surrounded by rolling countryside and farmland and known for its strong community spirit.

Tregynon is approximately 13 miles (20 km) from Welshpool, a thriving market town on the Wales–England border known as the “Gateway to Wales”.

Welshpool is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

The town provides a comprehensive range of amenities and services within an area of outstanding rural beauty and is within commuting distance of Shrewsbury and Newtown.

In addition, Welshpool railway station offers direct rail connections to Shrewsbury, Birmingham and the Cambrian Coast, making the area attractive for both commuters and those seeking access to wider transport links.

ACCOMODATION

The property is approached through the spacious entrance porch with a panel glazed door leading to the spacious lounge/diner. The room has a triple aspect and there is an inset wood burning stove. The kitchen has been re fitted with a modern range of wall and base units, electric hob and oven with plumbing for a dishwasher, shelved pantry cupboard and integrated fridge. A step leads down into the conservatory/breakfast room that overlooks the rear garden. Leading off the kitchen is a utility room with space for a freezer and washing machine with a W.C. leading off.

There are three double bedrooms, two of which have fitted wardrobes, one of which could be used as a formal dining room if required. There is a large master bedroom overlooking the front garden and a four piece family bathroom with walk in double shower.

EXTERNALLY

There is gated entrance leading to a tarmac parking and turning area, well stocked borders and wrap around lawn, lean to carport, steps up to paved patio seating area.

To the side the property has a stream boundary with a large shed and lawn and to the rear is a pergola, greenhouse, paved rear patio area, and, oil tank and Worcester Greenstar oil boiler.

SERVICES

Mains electricity, mains water, mains 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 SY16 3EP

What3Words Reference is pedicure.tinsel.exotic

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.

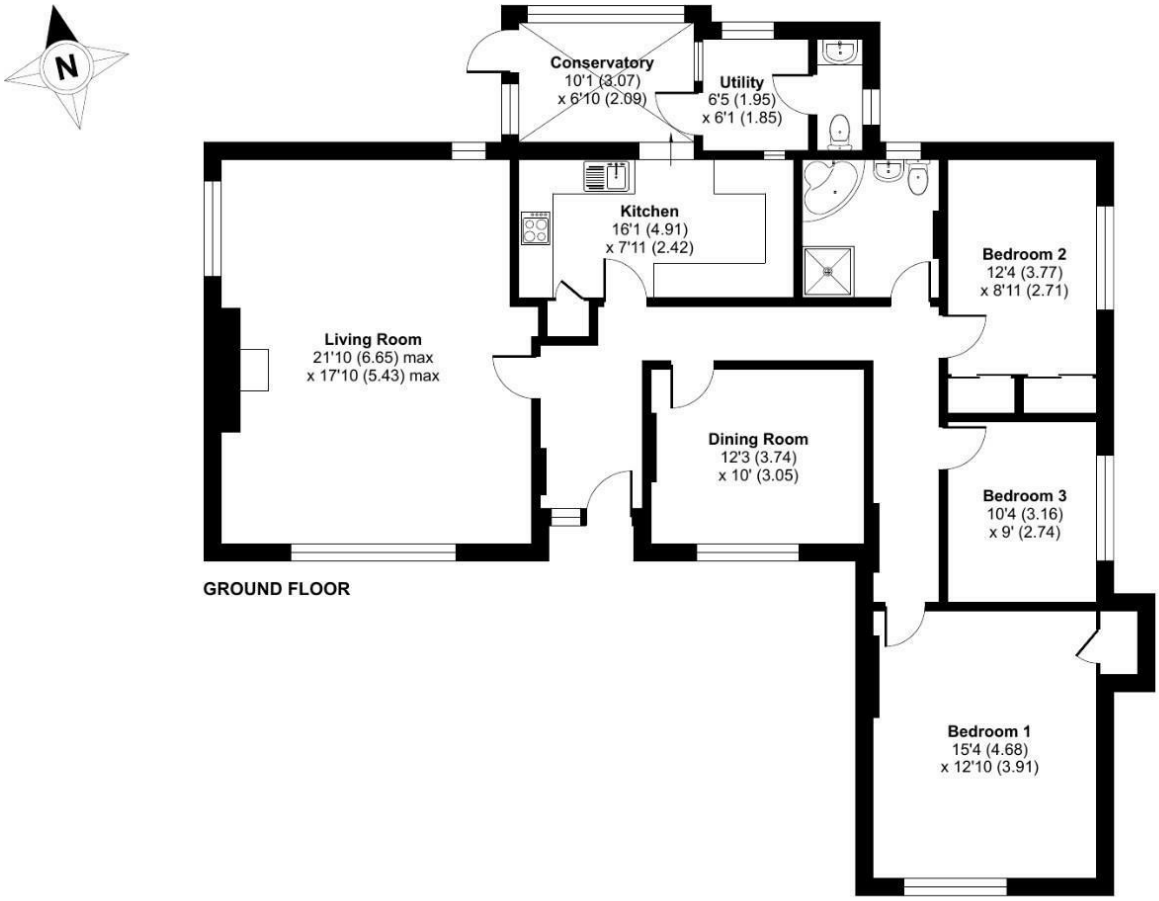
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

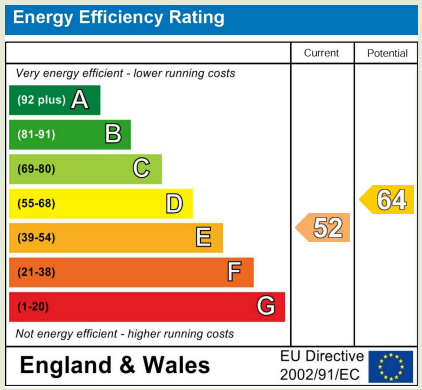
Approximate Area = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1465858



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.

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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WELSHPOOL SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.