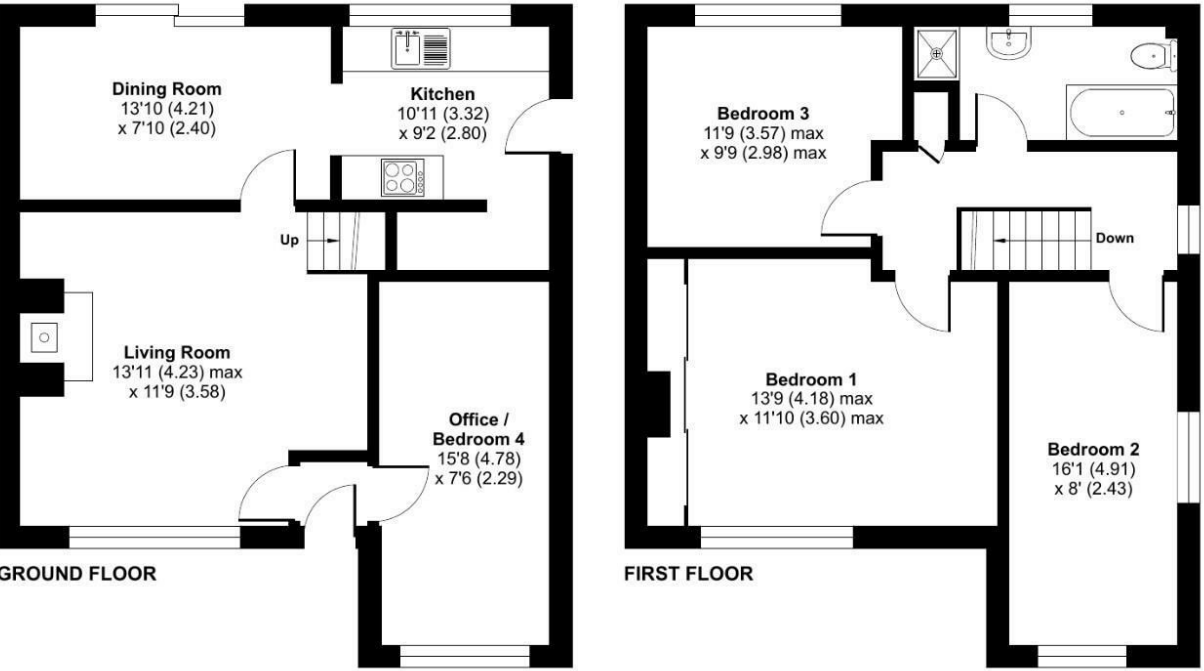


FOR SALE

26 Maes Gwyn, Llanfair Caereinion, Welshpool, SY21 0BB



Approximate Area = 1118 sq ft / 103.9 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: 1479937



FOR SALE

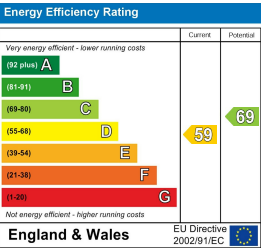
Guide Price £265,000

26 Maes Gwyn, Llanfair Caereinion, Welshpool, SY21 0BB

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 on the outskirts of Llanfair Caereinion, this well presented four bedroom family home occupies a larger than average corner plot, providing generous front parking and a private rear lawn, with hardstanding extending around the side for added practicality

The former garage has been thoughtfully converted into a versatile space that is ideal as a dedicated work from home office, a second reception room, or even a potential fourth bedroom

Ideal as a family home, the property is also an attractive option for property investors due to strong rental demand



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 family home
- Corner plot with generous front parking
- versatile converted garage/office/4th bedroom
- Private rear lawn
- Within walking distance of Llanfair Caereinion town centre

SITUATION

Llanfair Caereinion is located just 8 miles west of Welshpool and is perhaps best known as the home of the Welshpool & Llanfair Light Railway, a celebrated heritage 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

Amenities within ten minutes walking distance of Maes Gwyn including local shops, cafés, church, pubs, a GP practice, pharmacy, leisure centre, bowling green, tennis courts and Llanfair Caereinion FC

Surrounded by rolling countryside, riverside walks along the River Banwy, and open farmland, Llanfair Caereinion provides a peaceful lifestyle while remaining well connected to Welshpool and wider transport links

SCHOOLS

Llanfair Caereinion is served by Ysgol Bro Caereinion, which offers both primary and secondary education through the medium of Welsh and spacious grounds.

Nearby primary schools in Tregynon (Rhiwbechan) and Meifod offer an English medium education, each offering small class sizes and a rural setting. Welshpool High school is a nearby English medium secondary school.

The closest major independent school is Oswestry School (approx. 35mins drive) with further schools clustered in and around Shrewsbury

DESCRIPTION

The comfortable lounge sits just off the entrance hall and offers a warm, inviting atmosphere, centred around an attractive log burner

The south facing kitchen diner enjoys excellent natural light throughout the day, creating a bright and sociable space

The former garage has been thoughtfully converted to provide a generous additional room, ideal as a study, second reception or even a fourth bedroom. Fully insulated and finished to a high standard, it blends seamlessly with the rest of the home

Upstairs, the first floor offers three well proportioned bedrooms along with a modern family bathroom featuring both a bath and a separate shower

EXTERNALLY

The ample driveway provides generous parking, with plenty of space for charging a large EV. As a corner plot property, a combination of gravel and tarmac wraps around the side of the house beside the former garage, creating additional practical space and convenient access

To the rear, the garden enjoys an excellent degree of privacy, with mature trees sheltering the patio immediately outside the dining area and framing attractive views across the hillside. The larger than average southfacing garden features a well kept lawn bordered by established shrubs, offering a particularly appealing and versatile outdoor space

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 'D'

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.

DIRECTIONS

Postcode for the property is SY21 0BD

What3Words Reference is ///after.chatters.loud

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

WEBSITES

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