



7 CAEGARREG
TREFEGLWYS | CAERSWS | SY17 5PR





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Welshpool 25 miles | Oswestry 40 miles | Wrexham 60 miles | Shrewsbury 45 miles | Chester 70 miles
(all mileages are approximate)

AN IMPRESSIVE MODERN FAMILY HOME WITHIN GENEROUS GARDENS

Recently Constructed to a Bespoke Design
Providing circa 3250 sq ft of modern living
Large garden and pony paddock extending to around 0.75 acres
Master bedroom with dressing room and en suite
Delightful Rural Location with fantastic views



Welshpool Office

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Viewing is strictly by appointment with the selling agents

General Remarks

Cae Garreg occupies an enviable position on the edge of the charming village of Trefeglwys, enjoying a peaceful setting with far-reaching views along the surrounding valley-an outstanding feature of the property.

The nearby village of Caersws, just a short drive away, provides a convenient range of local shops and amenities, together with a mainline railway station offering direct connections to Shrewsbury and Aberystwyth. Within Trefeglwys itself, a village shop and public house are within easy walking distance, while a primary school is located at the end of the road, making the property particularly well suited for families.

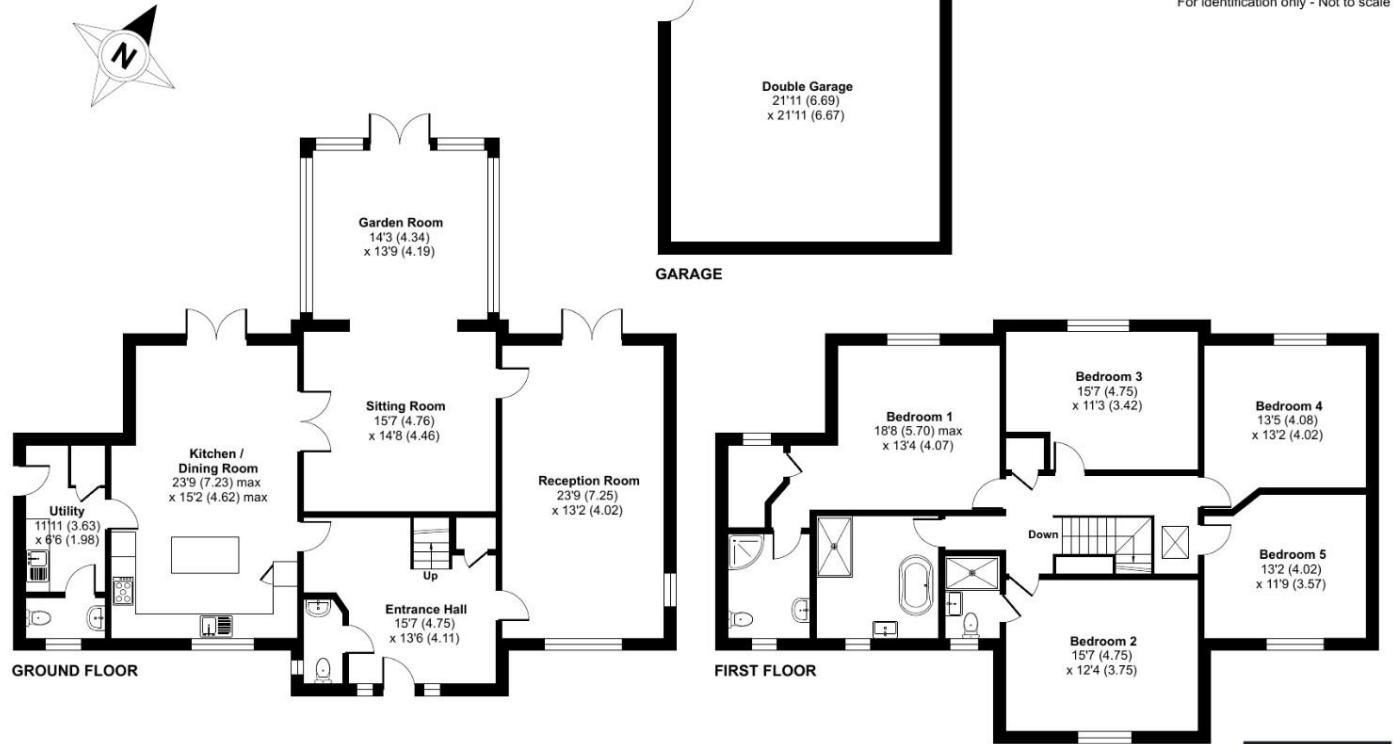
Approximately 3 miles away lies the historic market town of Llanidloes, offering a wider selection of independent shops, cafés, and restaurants, along with a welcoming community atmosphere. The area is renowned for its outdoor lifestyle, with nearby attractions including the scenic Clywedog Reservoir-popular for sailing and fishing-as well as the Hafren Forest, ideal for walking, cycling, and nature pursuits.

For those seeking access to the coast, the vibrant seaside town of Aberystwyth is within approximately 35 miles, providing a comprehensive range of cultural, educational, and leisure facilities.

Cae Garreg combines the tranquillity of rural living with excellent accessibility to local amenities and some of Mid Wales' most celebrated landscapes.

Accommodation The property is entered via an impressive, light-filled reception hall, creating an immediate sense of space and quality. A bespoke oak turned staircase rises to a striking galleried landing above, where rooflights flood the area with natural light. The hall further benefits from a guest cloakroom/WC, while attractive oak flooring flows seamlessly throughout the principal ground floor living spaces.

An oak door leads through to the full-length sitting



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/hcom 2026. Produced for Halls. REF: 1432026

full-length sitting room, a beautifully proportioned space featuring French doors opening onto a rear patio-ideal for outdoor entertaining. The accommodation flows effortlessly into a generous dining room, perfectly suited to both formal and informal gatherings. A particular highlight of the home is the delightful garden room, accessed from the dining area. With windows to three elevations, this exceptional space enjoys uninterrupted views over the gardens,

adjoining pony paddock and the surrounding valley beyond, offering a highly picturesque setting. Double doors from the dining room open into a substantial kitchen/breakfast room, creating a superb open-plan arrangement, perfectly designed for modern family living and entertaining on a larger scale.



The kitchen is fitted with a generous range of shaker-style units, complemented by a central island, creating both a practical workspace and an informal gathering point. Integrated appliances include a hob, oven, microwave and dishwasher, all by Hotpoint, providing a well-equipped and functional culinary setting. A useful utility/boot room is located off the kitchen, offering additional storage and practicality for everyday living. This space also provides direct access to the garden, together with a further WC-particularly convenient for outdoor activities. The oil-fired boiler is also housed here..

The first floor offers well-balanced and generously proportioned accommodation, comprising five double bedrooms, all enjoying pleasant aspects over the surrounding countryside.

The principal bedroom suite benefits from a walk-in dressing room and a well-appointed en suite shower room, creating a private and luxurious retreat. Bedroom two also features a spacious en suite, making it ideal for guests or older family members. The remaining bedrooms are served by a stylish family bathroom, fitted with a dual-ended bath and a large walk-in shower, providing both comfort and practicality for modern family living.

Externally the property has a generous gravelled parking area with driveway leading to the rear paddock, large twin garage with electric roller shutter doors, wrap around lawns and two paved seating / entertaining areas to enjoy the setting.



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Mains drainage. Oil fired central heating.

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone -01938 553001

COUNCIL TAX

Council Tax Band - TBC

DIRECTIONS

What3Words //sounding.interests.deeply



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



