



PLAS Y COED

12 LLANERCHYDOL PARK, WELSHPOOL | SY21 9QE

Halls 1845



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LLANERCHYDOL PARK WELSHPOOL | SY21 9QE

Welshpool 2 miles | Oswestry 16 miles | Wrexham 32.5 miles | Shrewsbury 22 miles | Chester 45 miles
(all mileages are approximate)

SITUATED ON THE EXCLUSIVE LLANERCHYDOL PARK, IN A PLOT OF 1.45
ACRES, 4 BED EXECUTIVE HOME

No Onward Chain
Double garage
Gardens extending to around 1.45 acres
Substantial 4 bedroom , 3 reception room family home
Delightful, Private Location



Welshpool Office

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SY21 7SD

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

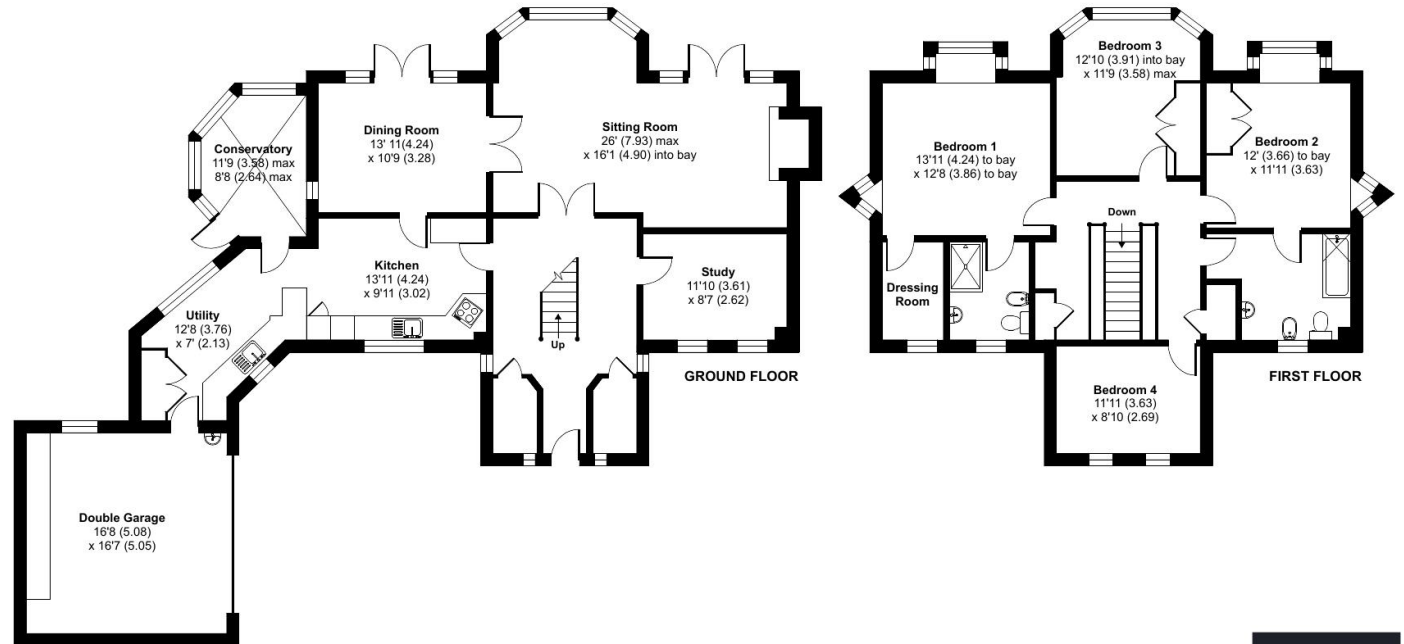
Occupying one of the most enviable positions within the exclusive Llanerchydol Park, this impressive property enjoys a rare combination of privacy, space and attractive landscaped surroundings. Approached via a picturesque driveway through established parkland, the property occupies the largest plot within the development, extending to approximately 1.45 acres.

The grounds provide an exceptional opportunity for those seeking a generous country setting, with the potential to create a paddock to the rear or further extend the existing gardens, subject to any necessary consents. The established gardens are beautifully planted with a wealth of mature shrubs, trees and well-stocked borders, creating a sense of seclusion and providing an attractive backdrop throughout the seasons.

The property is approached via two separate driveways, providing excellent flexibility for parking and access. A detached double garage further complements the outside accommodation and benefits from an electrically operated garage door.

To the rear, the grounds extend extensively and are predominantly laid to lawn, creating a wonderful expanse of private garden. A generous south-facing paved terrace provides an ideal setting for outdoor entertaining, al fresco dining or simply enjoying the peaceful surroundings.

A particularly attractive feature is the property's part ownership of a substantial pond, shared with the neighbouring property, adding further character and charm to the grounds.



Approximate Area = 2289 sq ft / 212.6 sq m
Garage = 277 sq ft / 25.7 sq m
Total = 2566 sq ft / 238.3 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: 1510476



PROPERTY

Plas Y Coed is an impressive modern detached family home, occupying a highly desirable position within an exclusive residential development set amidst historic rural parkland. Approached via a private driveway, the property enjoys an exceptional degree of privacy, with extensive gardens, grounds and a lake extending to approximately 1.45 acres in all.

The property is ideally positioned within easy reach of the centre of Welshpool, whilst retaining the peace and tranquillity of its attractive parkland setting. Combining generous proportions with versatile accommodation and substantial grounds, Plas Y Coed offers an excellent opportunity for those seeking a spacious family home in a particularly appealing rural location.



Arranged over two floors, the accommodation is both substantial and versatile. The ground floor provides three well-proportioned reception rooms, offering excellent flexibility for formal entertaining, family living and home working, together with a large breakfast kitchen and separate utility room. A cloakroom and WC complete the ground-floor accommodation.

To the first floor, a striking galleried landing leads to the principal bedroom suite, together with three further bedrooms and two additional bath/shower rooms. The arrangement provides an excellent balance of private bedroom accommodation and generous family living space.

Externally, the property benefits from a private driveway and attached garage, while the extensive gardens and grounds provide a wonderful setting in which to enjoy the property's peaceful surroundings. Together with the lake and approximately 1.45 acres of land, the outside space gives Plas Y Coed a rare sense of scale and privacy.

Situated within an exclusive development and surrounded by historic parkland, Plas Y Coed represents a distinctive combination of space, privacy and countryside living, whilst remaining conveniently placed for Welshpool and its wide range of amenities.

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 electricity. Drainage is provided to a private system - septic tank and oil central heating. None of these services have been tested by Halls.

COUNCIL TAX & EPC RATING

Powys County Council Tax Band - G
Current EPC Rating - D

DIRECTIONS

Postcode: SY21 9QE
What3Words ///escaping.daydream.assume

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.

NOTE

There is an annual maintenance charge of £250 payable for the management of the Llanerchydol park



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

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 hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



