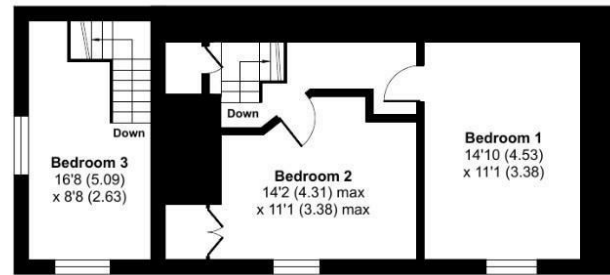


FOR SALE

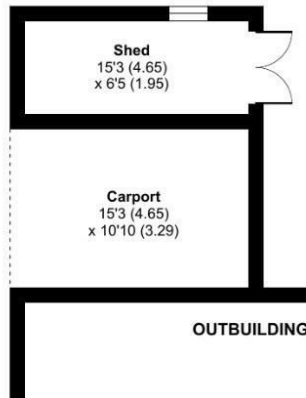
Tyn Y Glyn Llanfair Caereinion, Welshpool, Powys, SY21 0DN



Approximate Area = 1492 sq ft / 138.6 sq m
 Outbuilding = 98 sq ft / 9.1 sq m (excludes carport)
 Total = 1590 sq ft / 147.7 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



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: 1436861



FOR SALE

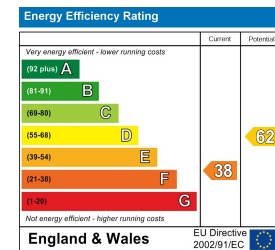
Offers in the region of £450,000

Tyn Y Glyn Llanfair Caereinion, Welshpool, Powys, SY21 0DN

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



England & Wales EU Directive 2002/91/EC

This beautifully presented three bedroom character cottage has undergone complete renovation and extension by the current owners and boasts stunning 360 degree rural countryside views. The Property has had a conservatory added which serves as a rural viewing platform with views along the valley. Viewing is essential to appreciate the high standard of presentation and situation of this cottage, that is only two and a half miles from the local town.



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Fully renovated three-bedroom character cottage
- Stunning 360-degree rural countryside views
- Conveniently located just two and a half miles from the nearest town
- Conservatory added, creating a perfect space to take in the valley views
- Presented to an exceptional standard throughout

Situation

Location, Views, Lifestyle – this property has it all. Nestled in the heart of the countryside, it offers 360-degree panoramic views across the valley, providing a truly breath taking backdrop for everyday living.

A nature lover's paradise, the grounds are home to a wide variety of local birdlife and hares, offering serene encounters with wildlife right on your doorstep.

Despite its peaceful rural setting, the property is just a two and a half mile drive from the charming town of Llanfair Caereinion, where you'll find local shops, amenities, and schools, combining the best of country living with convenience.

The house is conveniently located 10 miles from Welshpool and 12 miles from Newtown, both of which offer rail connections for longer journeys.

For outdoor enthusiasts, the property is ideally located near Snowdonia National Park, with opportunities for water sports at Lake Vyrnwy and Bala, hiking, and exploring some of Wales' most iconic landscapes.

Accommodation

The characterful accommodation has undergone a comprehensive scheme of refurbishment by the current owners and comprises a generous sized entrance porch/boot room with door leading into hallway with stairs leading up to bedroom 3, the door leads from hall into the period sitting room with inglenook fireplace wood burning stove and bread oven, with door to staircase and exposed wall timbers.

The dining room which open into the conservator, a particular feature offering fantastic views, refitted sage green, shaker style, kitchen with integrated fridge and freezer and central heating boiler. There is also a ground floor shower room that has been refitted.

The first floor landing has a built in shelved airing cupboard, exposed ceiling beams and double glazed roof light. The master bedroom also has exposed ceiling beams and window overlooking the front gardens and farmland beyond, Bedroom two has the original period fireplace and exposed ceiling beams.

Externally

The wrap-around gardens are a particular feature of the property, offering 360-degree countryside views.

To the front of the property is a parking area, car port with power supply, lawn, patio entertaining area, raised beds, tap, and a path leading to the rear store/workshop, which benefits from power and lighting.

The gardens are enclosed by hedging and fencing.

Services

Mains electricity, mains water, private drainage and LPG 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 SY21 0DN

What3Words Reference is swooning.exonerate.lakes

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