

25 CRIGGION LANE

TREWERN | WELSHPOOL | POWYS | SY21 8DP







Situated in the village of Trewern on the Shrewsbury side of Welshpool this spacious three-bedroom detached family home has undergone a scheme of modernisation, has a generous parking and turning area and single garage to the front and has a south facing rear garden which backs onto farmland with lovely valley views. The accommodation comprises entrance hall, lounge, generous kitchen/diner conservatory, landing with modern glazed balustrade, master bedroom with fitted wardrobe, two further bedrooms and refitted family bathroom.

Offers in the region of £270,000





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- **Three-bedroom Detached Family Home**
- **Situated In The Sought-After Village Of Trewern**
- **Generous Front Parking**
- **Countryside Setting**
- **Spacious Living Accommodation**
- **Viewing Highly Recommended**

SITUATION

Trewern is a small village located near Welshpool in Powys, Wales. Situated close to the Wales–England border, Welshpool (Y Trallwng) is a historic market town and is often known as the "Gateway to Wales."

The town is home to several notable attractions, including the medieval Powis Castle, the Welshpool and Llanfair Light Railway, and the Montgomery Canal. Surrounded by beautiful rural countryside, Welshpool provides a range of local amenities while also being within commuting distance of Shrewsbury and Newtown. Welshpool railway station offers direct connections to Shrewsbury, Birmingham and the Cambrian Coast, making the area well connected to both Wales and England.

ACCOMMODATION

This appealing family home is approached via a welcoming entrance hall featuring attractive wood-effect laminate flooring, with stairs rising to the first floor and a door leading into the lounge. The lounge is a comfortable and inviting space, benefiting from a double-glazed bay window to the front elevation and wood-effect laminate flooring. An open archway provides a seamless connection into the kitchen/diner, creating a sociable and practical living space.

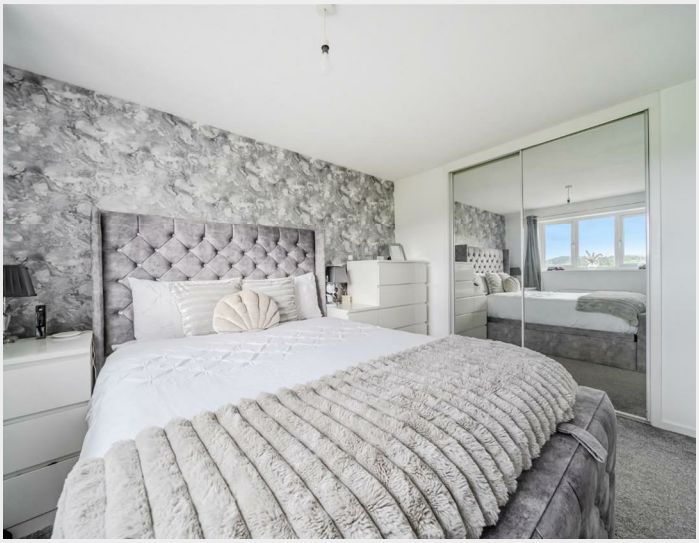
The kitchen is fitted with a contemporary range of grey Shaker-style wall and base units, complemented by tiled flooring. There is space for a dishwasher and fridge freezer, together with an electric hob and oven. Useful under-stairs storage provides additional practicality, while a door gives access to the side of the property. Double-glazed doors lead through to the conservatory, creating a natural flow between the kitchen and additional living space.

The conservatory is a particularly pleasant room, with double-glazed windows to three elevations allowing plenty of natural light to fill the space. A door opens directly onto the rear patio, providing an ideal spot for outdoor seating and entertaining. The patio is a lovely place to enjoy the afternoon sunshine while taking in the attractive views across the valley.

The first-floor landing features an attractive glazed balustrade and a useful shelved linen cupboard. The principal bedroom benefits from built-in wardrobes and enjoys lovely rural views, creating a peaceful and relaxing retreat. Bedroom two is a well-proportioned double room positioned to the front of the property, with views towards Moel Y Golfa. Bedroom three is a single bedroom with the added benefit of a built-in bed, making excellent use of the available space.

The refitted family bathroom is finished with tiled walls and comprises a bath with shower over and fitted screen, wash hand basin and WC, providing a practical and modern family bathroom.





EXTERNALLY

To the front of the property is a generous parking and turning area, providing ample off-road parking, together with a single garage. The garage benefits from a useful utility area to the rear, an up-and-over door and a further door providing access to the rear of the property.

To the rear is a generous paved entertaining area, providing an excellent space for outdoor dining and relaxation. The garden also benefits from an external tap, power points, a large shed and oil tank, together with a lawned area, making this a versatile and practical outdoor space for families to enjoy.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electric, 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 'E'

DIRECTIONS

Postcode for the property is SY21 8DP

What3Words Reference is ///betraying.certainty.shave

VIEWINGS

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

ANTI MONEY LAUNDERING CHECKS

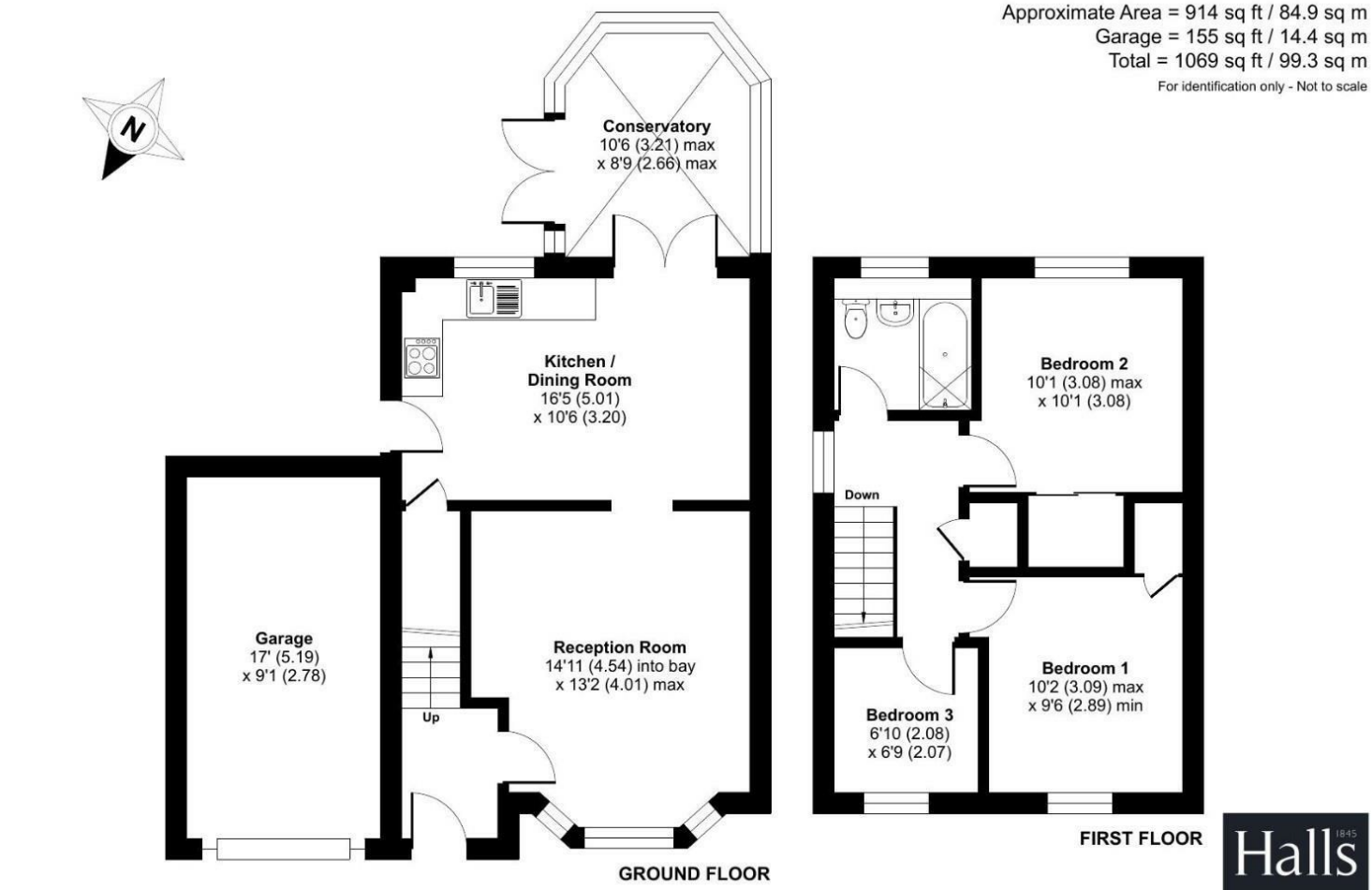
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

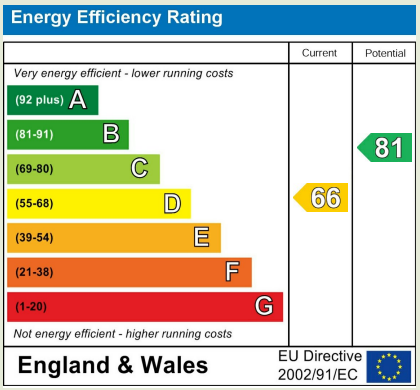
WEBSITES

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 = 914 sq ft / 84.9 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 1069 sq ft / 99.3 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: 1528775



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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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