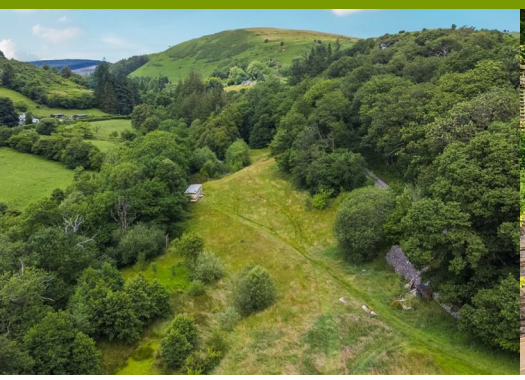


LLYS AWEL FOEL

| WELSHPOOL | POWYS | SY21 0PD







Extended and refurbished three bedroom bungalow with fantastic views and 3.5 acre paddock with river frontage and fishing rights. The exceptionally well presented bungalow comprises open plan kitchen/dining, sun lounge with lovely views, further sitting room with inset wood burner stove. Duel aspect master bedroom with mezzanine level, further double and single bedrooms, and shower room. The well stocked and maintained gardens have an insulated summerhouse, pond and kitchen garden area, paved patio areas, off road parking and workshop. Viewing essential to appreciate the high quality of accommodation, setting and views on offer

Offers in the region of £450,000



2 3 2 C

- **Extended and Refurbished Bungalow**
- **Open-Plan Living**
- **Landscaped Gardens with Summerhouse**
- **3.5 Acre Paddock**
- **River Frontage and Fishing Rights**
- **Far-Reaching Views Across the Valley**

SITUATION

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown.

Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.



ACCOMMODATION

The property is approached through French doors that lead into a light bright open plan dining area with vaulted ceiling that opens into both the sitting room and kitchen.

The kitchen has been refitted with a modern range of units and wooden work surfaces and offers plenty of storage, with a built in microwave, electric slide and hide oven with an induction hob and extractor canopy. The glass fronted display cabinets have lighting along with under unit lighting.

The sitting room is a lovely space to be, with vaulted ceiling, bamboo flooring and windows to three elevations to soak in the lovely view along the valley, French doors lead out into the manicured, well stocked garden.

The lounge has an inset wood burning stove set on a slate tiled hearth and has French doors to the rear maximising the view.

The duel aspect master bedroom has vaulted ceiling and a mezzanine level that could provide a study area. There is a further double bedroom and single with built in wardrobes.

The shower room has also been refitted with a modern white suite and comprises a large walk in double shower, wash hand basin on vanity unit with storage under, W.C,, spot lights along with a shelved storage cupboard. Along the hallway is a separate cloakroom for guests.

The property includes large loft space which is boarded, with light and power and a velux window.





EXTERNALLY

The property is approached along a tarmac driveway over which you have a legal right of access leading to a tarmac parking area and workshop. The tiered gardens are very well maintained and well stocked with Indian stone and slated chipped pathways leading to a patio seating area with external power points and lighting. lawn with pergola and pond with decked seating area

Air source heat pump along with solar PV and battery storage making the property very efficient to run.

Steps lead up from the lawn to a generous, insulated, summer house that offers a variety of uses. to the rear the property has further paved seating with steps leading down to a kitchen garden area with a range of fruit bushes and potting shed

The property has a sloping 3.5 acre paddock with gated road access, river frontage, fishing rights, two ponds, caravan used for storage, two sheds and a range of fruit trees
Note - There is a footpath running across the paddock.

SERVICES

Mains electricity, water, drainage and a air source heat pump 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'

DIRECTIONS

Postcode for the property is SY21 OPD

What3Words Reference is ///songbirds.shade.samplers

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.

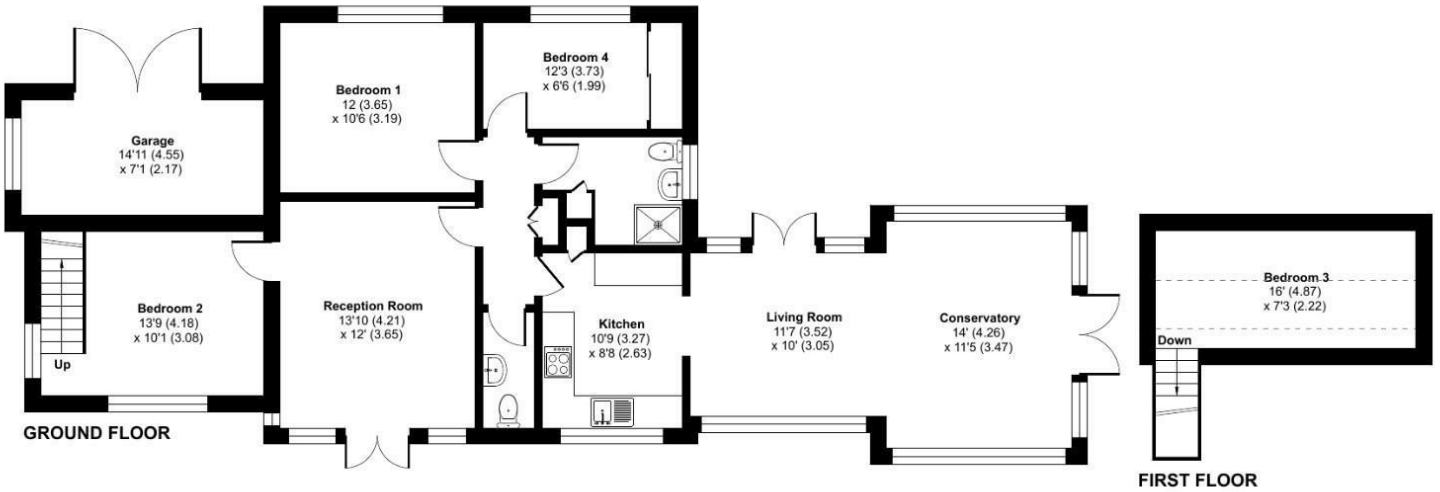
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

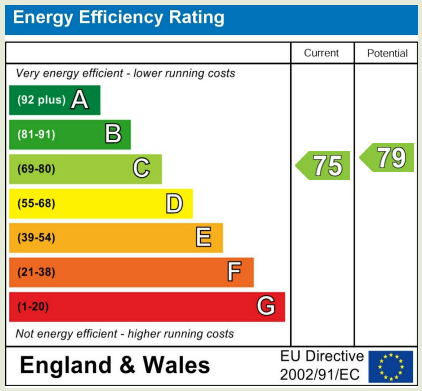
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1095 sq ft / 101.7 sq m
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Garage = 106 sq ft / 9.8 sq m
Total = 1270 sq ft / 117.9 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1484896



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

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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The Property Ombudsman

WELSHPOOL SALES
14 Broad Street | Welshpool | Powys | SY21 7SD
01938 555552 welshpool@hallsgb.com
www.hallsgb.com

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the