

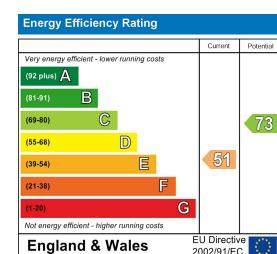
Approximate Area = 1028 sq ft / 95.5 sq m
 Garage = 205 sq ft / 19 sq m
 Total = 1233 sq ft / 114.5 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1375196

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



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 any agent 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.



Offers in the region of £225,000



Hyfrydle, 10 Tan Yr Eglwys, Tregynon, Newtown, SY16 3EZ

Situated in the quaint village of Tregynon, this two bedroom detached bungalow will require some modernisation and refurbishment. The accommodation comprises of an entrance porch, entrance hall, lounge with open fire, kitchen/breakfast room, side entrance hall, two double bedrooms and four piece bathroom. There is a conservatory to the rear with a utility area and single garage. The property benefits from off road parking, oil fired heating, partial double glazing and is offered for sale with no onward chain.



1 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- **Two bedroom detached bungalow**
- **Requires modernisation and refurbishment**
- **Located in the village of Tregynon**
- **Rear conservatory with utility area**
- **Single garage and off road parking**
- **Offered for sale with no onward chain**

Frosted double glazed French doors leading into

Entrance Porch
Tiled floor, frosted glazed entrance door with side window leading into

Entrance Hall
Cloaks cupboard, radiator, shelved airing cupboard, loft access.

Lounge
Open fire with tiled surround and hearth, double glazed window to front elevation, radiator, television point.

Kitchen/ Breakfast Room
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, double glazed window to front and side elevations, space for electric cooker, radiator, space for fridge, frosted glazed door to side porch.

Side Porch

Tiled floor, storage cupboards, door to Garage, frosted double glazed door to front elevation.

Bedroom 1

Window to rear elevation, radiator.

Bedroom Two

Window to Conservatory, radiator, built in double wardrobe.

Bathroom

Fitted with a coloured four piece suite comprising of bath, pedestal wash hand basin, low level W.C., electric shower, part tiled walls, radiator, two frosted windows to Conservatory.

Conservatory

Double glazed windows to three elevations, Mistral oil fired boiler, stainless steel sink drainer unit with laminate work surface, plumbing and space for washing machine, doors to side and rear elevations.

Garage

Up and over door, fuse board, window to side elevation, door to Conservatory.

Externally

To the front, the property has tarmac off road parking, paved area and courtesy light. To the rear is a shed, lawned area, oil tank and outside tap.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, 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 'D'

Directions

Postcode for the property is SY16 3EZ
What3Words Reference is selection.each.crowns

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