

1 HIGH STREET

MEIFOD | POWYS | SY22 6DD







This large four bedroom detached family home is situated in the village of Meifod close to local amenities. The accommodation comprises of an entrance hall, kitchen/diner, lounge, dining room, study, pantry, W.C., conservatory, landing, principle bedroom, bedroom two, shower room, two further bedrooms and bathroom. The house has off road parking, carport, lawned rear garden with shed, greenhouse, workshop and views over farmland to the rear. The property is fitted with solar PV panels.

Offers in the region of £375,000





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- **Large four bedroom detached home**
- **Convenient village location**
- **Accommodation Ideal for family living**
- **Off road parking, carport and lovely gardens**
- **Lovely rear farmland views**
- **Solar PV Panels**

Panel glazed entrance door leading into

Entrance Hall
Stairs off, tiled flooring, exposed ceiling beams, smoke alarm.

Kitchen
Fitted with a range of wall and base units with work surfaces, sink drainer unit, mixer tap, induction electric hob, extractor fan, tiled flooring, under unit lighting, integrated dishwasher, double glazed windows to both front and side elevation, exposed ceiling beams, inset Rayburn Royal providing heating, three wall light points, integrated fridge, tiled splashbacks, exposed brickwork and wall timbers to one wall.

Dining Room
Brick fire surround with Living Flame gas fire and oak mantlepiece, exposed ceiling beams, double glazed window to front elevation, radiator, opening into

Family Room
Expose wall timbers and ceiling beams, fireplace recess with tiled hearth, panel glazed French doors leading into Conservatory, radiator.

Laundry Room
Double glazed window to side.

W.C.
Low level W.C., wash hand basin set on vanity unit, tiled flooring, double glazed window to side elevation, plumbing and space for washing machine.

Rear Hallway
Tiled flooring, door to Conservatory.

Study/ Office
Tiled flooring, exposed ceiling beams, two wall light points, radiator, double glazed window to the rear elevation, under stairs storage cupboard, electric heater providing hot water.

Conservatory
Double glazed windows to three elevations, tiled flooring.

Landing
Oak flooring, exposed ceiling beams, exposed wall timbers.

Bedroom
Double glazed window to rear elevation, loft access, shelved airing cupboard, oak flooring.

Shower Room
Walk in corner shower, low level W.C., pedestal wash hand basin, heated chrome towel rail, tiled flooring, tiled walls, double glazed window to side elevation.

Principle Bedroom
Double glazed windows to front and side elevations, oak flooring, two built in double wardrobes, exposed ceiling beams, storage cupboard, two radiators.





Bedroom
Double glazed window to front elevation, oak flooring, radiator, exposed wall timbers and ceiling beams, storage cupboard, loft access.

Landing
Double glazed window to side elevation.

Bathroom
Fitted with a white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with shower over and screen, heated chrome towel rail, recess spotlights, extractor fan, expose ceiling beams, tiled walls, tiled flooring, double glazed roof light, shaver point.

Bedroom
Double glazed window to rear elevation, oak flooring, exposed ceiling beams, radiator, built in wardrobe, television point.

Externally
To the front, the property has off road parking, car port and lawned area with planted borders. To the rear there is a paved patio area, lawn, greenhouse, shed, courtesy light, workshop and oil tank.

Agents Notes
This property is fitted with solar photovoltaic panels.

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 'E'

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions
Postcode for the property is SY22 6DD

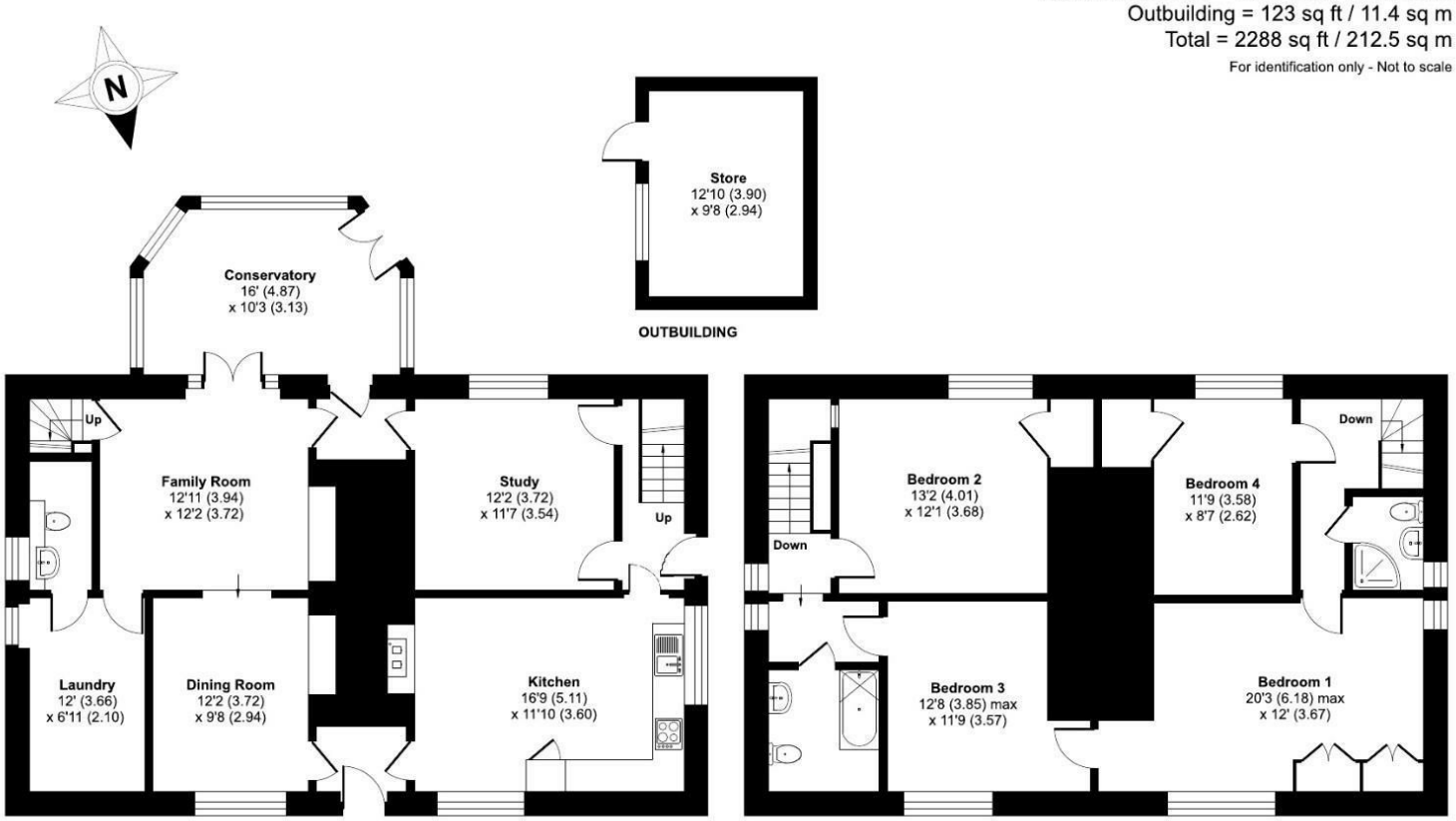
What3Words Reference is dusty.capillary.cherry

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.

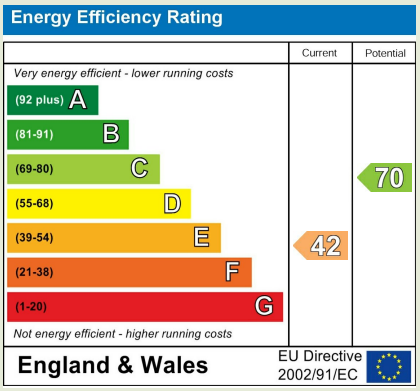
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank 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 = 2165 sq ft / 201.1 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 2288 sq ft / 212.5 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). ©nichecom 2025. Produced for Halls. REF: 1319775



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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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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** 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 cost of services provided to you.