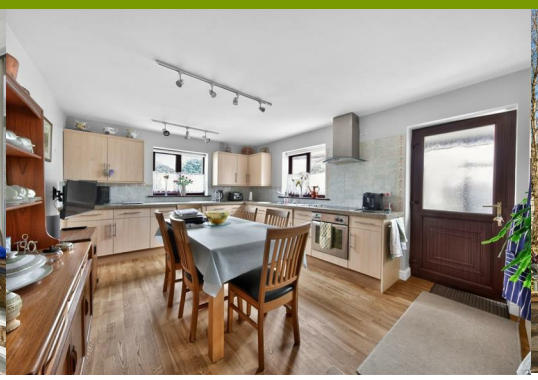


7 DOLAFON

FOEL | WELSHPOOL | POWYS | SY21 0NJ







Situated on the edge of the village of Foel with farmland views, and offered for sale with no onward chain, this spacious, light and airy three bedroom detached house comprises entrance hall, lounge, conservatory, generous family kitchen/diner, large utility room with separate access could be used as a hobby room or studio, rear porch, landing, master bedroom with en suite, two further bedrooms and bathroom. The property has air source heat pump and solar PV panels, off road parking and wrap around gardens with rural views along the valley.

Offers in the region of £300,000





1 3 2 B

- **Idyllic, elevated countryside location**
- **Panoramic rural views**
- **Air-source heat pump and PV panels**
- **End-of-lane position with no through traffic**
- **Traditional stone construction with slate roof**
- **Close proximity to Lake Vyrnwy**

Situation

Positioned on the fringes of the charming village of Foel, this delightful residence enjoys an enviable setting surrounded by rolling countryside, with captivating rural views stretching across the landscape. Ideally located on the doorstep of Snowdonia National Park, the property offers a perfect balance of tranquillity and accessibility.

The stunning Welsh coastline lies just a short 30-minute drive away, while the vibrant market town of Welshpool can be reached in approximately 25 minutes, providing a comprehensive range of shopping, dining, and leisure facilities. For everyday convenience, the nearby town of Llanfair Caereinion offers an excellent selection of local shops, schools, and essential amenities.

This exceptional location presents an idyllic lifestyle opportunity, combining the serenity of rural living with superb connectivity to both coast and countryside.

Accommodation

The well-proportioned accommodation is thoughtfully arranged to offer both comfort and versatility throughout. A welcoming entrance hall leads into a generously sized lounge, a striking feature fireplace forms an elegant focal point. Dual-aspect windows flood the space with natural light, creating a bright and airy atmosphere while framing delightful views of the surrounding countryside. Patio doors provide a seamless transition into the conservatory, enhancing the flow of the living space.

The conservatory enjoys an enviable outlook over the rear garden and open farmland beyond, with French doors opening directly onto the garden—perfect for indoor-outdoor living and entertaining.

At the heart of the home lies a spacious kitchen/dining room, beautifully appointed with an abundance of storage and extensive worktop space. The layout comfortably accommodates a large family dining table, making it an ideal setting for both everyday living and hosting guests.

The utility room, thoughtfully converted from the former garage, offers excellent flexibility. With French doors to the front, ample storage cupboards, a sink, and plumbing for a washing machine, this space could easily be repurposed to suit a variety of needs, such as a home office, studio, or playroom.

On the first floor, a spacious landing, illuminated by two roof lights, provides a bright and welcoming hub connecting the bedrooms. The master suite is a true retreat, featuring a comprehensive range of built-in wardrobes, a dressing table, and bedside drawer units, complemented by a luxurious en-suite bathroom with a generous walk-in shower.

Two further well-appointed bedrooms offer comfort and versatility, served by a stylish family bathroom, completing the upper floor accommodation and ensuring ample space for family living or visiting guests.





Externally

The property is approached via a generous gravelled driveway, providing ample parking, with a charming pathway leading to the front door beneath an entrance canopy. A gated side access leads to the low-maintenance, gravelled rear garden, thoughtfully designed for both practicality and enjoyment.

Outdoor living is enhanced by a paved patio area, perfect for al fresco dining, while space for a greenhouse and vegetable bed offer opportunities for gardening enthusiasts. A large garden shed provides versatile storage or workspace, and a neatly maintained lawn completes this beautifully landscaped setting. Sustainable living is supported by an efficient air source heat pump and solar PV panels combining comfort with eco-friendly credentials.

Services

Mains electricity, water, waste, and 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 'E'

Directions

Postcode for the property is SY21 0NJ

What3Words Reference is hears.mixer.balancing

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.

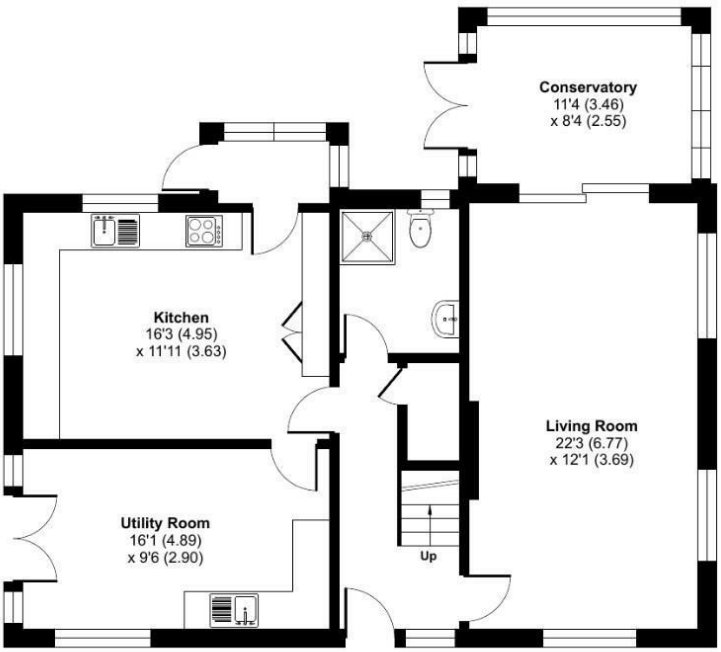
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

Websites

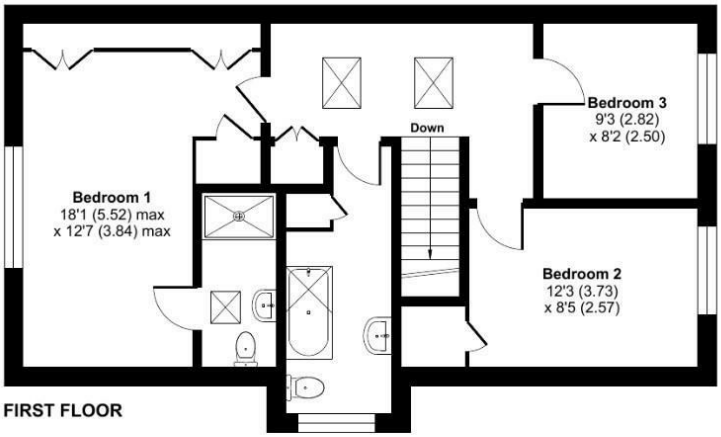
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1585 sq ft / 147.2 sq m

For identification only - Not to scale

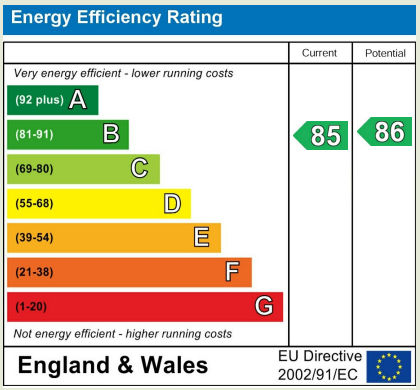


GROUND FLOOR



FIRST 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: 1435734



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

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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.