PLOT 1 POPPY FIELD BWLCH Y CIBAU

BWLCH Y CIBAU | LLANFYLLIN | POWYS | SY22 5LN

A newly constructed spacious 3 bedroomed detached bungalow with driveway parking, double garage and a garden, on a small residential development of only 6 properties, situated in the most delightful rural community of Bwlch Y Cibau.

Images depict a completed property of the same house type on another Primesave development and may include optional upgrades, extras, or alterations available at an additional cost.

Price £420,000

1 3 2

- **3 Bedroom Spacious Bungalow**
- **Choice of Fitted Kitchens**
- **Double Garage and Private Driveway**
- **Solar Panels & EV Charging Point**
- **Exclusive Rural Development**
- **10 Year Warranty**

DESCRIPTION

Halls are delighted with instructions to offer this beautifully situated small residential development of only 6 properties for sale by private treaty. The homes have been carefully designed to blend in with nearby existing dwellings and offer a choice of three and four bedroom properties.

Plot 3 is a three bedroomed detached bungalow with a double garage, generously sized driveway, parking and garden, situated in the most delightful rural community of Bwlch Y Cibau. This plot is one of the largest bungalows available from Primesave.

The architect designed internal accommodation will provide a spacious lounge, dining room, kitchen, utility room, 3 good sized bedrooms with fitted wardrobes (one with ensuite) and a family bathroom.

Outside, the property will be complemented by a garden, double garage and a generously sized driveway with parking for three cars.

All new Primesave homes are traditionally built incorporating the latest high-performance insulation to the floors, walls, windows and roof. Solar panels are included as standard together with an EV charging point. For your safety there are mains powered smoke alarms and a fire suppression sprinkler system. The property will further benefit from double glazed windows and doors throughout, low maintenance uPVC window frames and soffit boards, and will be presented for sale with the benefit of a 10 year structural guarantee.

PLEASE NOTE

Prospective purchasers have the opportunity to visit a site by the same developer, providing a chance to meet the team and appreciate the build quality and specification. Please contact us on 01938 555552 to arrange a site visit.

The sale of Plot 3 Poppy Field does, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard situated in a desirable, small and select development.

SITUATION

Poppy Field is set in the scenic village of Bwlch Y Cibau, with local amenities including a church, village hall, and pub restaurant. Llanfyllin, three miles away, offers a high street with independent shops, a supermarket, pharmacy, and medical centre. Welshpool, eight miles southeast, provides a vibrant high street, national retailers, healthcare services, and leisure facilities. The surrounding countryside features extensive walking and cycling routes at Llyn Efyrnwy and Coedwig Dyfnant, offering an exceptional rural lifestyle.

LOCATION

The site is located on the A490 midway between the towns of Welshpool and Llanfyllin.
Postcode: SY22 5LN - What3Words: ///convinced.happier.named

THE ACCOMMODATION WILL COMPRISE:

LIVING ROOM

(Maximum Measurement). With patio doors to a south facing rear garden.

DINING ROOM

With patio doors to the garden.

KITCHEN

The purchaser will have the choice of a range of kitchens which will include Quartz worktops and built-in appliances to include a double oven/grill, microwave, hob, cooker hood, dishwasher and fridge/freezer.

UTILITY ROOM

With sink and dedicated space for appliances.

BEDROOM 1
With fitted wardrobes.

ENSUITE SHOWER ROOM
Fitted bathroom furniture with basin, WC and a well-sized shower cubicle with rainfall head shower which is perfect for independent living. Heated towel rail. Choice of floor tiles.

BEDROOM 2
With fitted wardrobes.

BEDROOM 3
With fitted wardrobes.

FAMILY BATHROOM
Fitted bathroom furniture with basin, WC and bath, shower over bath and shower screen. Heated towel rail. Choice of floor tiles.

OUTSIDE
The property will be approached over a private driveway providing parking for at least 3 vehicles, which in turn will lead to a double garage.

The rear garden will include a paved patio area.

PLEASE NOTE
All measurements are approximate measurements ONLY and should not be relied upon. All images are artist's impressions or show completed properties of the same type on previous developments. Elevation colours, such as brickwork and window frames, will vary, and some images may show alterations or extras arranged at additional cost.

OCCUPATION & RESERVATION
This property is under construction, and we are informed by the developer that it should be ready for occupation by Autumn 2026. To secure the property, the developer will require a £1000 reservation fee and exchange of contracts within 28 days of receipt of the full sales pack by your solicitor.

SERVICES
We understand that the property will have the benefit of mains water, mains electricity, and a low-carbon heating system with an air source heat pump and a pressurised hot water system. Drainage will be to a private system. Full Fibre broadband connection.

MAINTENANCE COSTS
Plots 1,2,3, 5 & 6
Management fee: There is no requirement for a management company on this development so there is no annual management fee. Occupiers will have to pay a share of the maintenance costs incurred for the shared private drainage system. This is typically estimated at £275 / property / annum but the frequency and nature of inspections will be at the occupiers discretion

PREDICTED EPC RATING
To be assessed once constructed. Predicted EPC Rating B.

LOCAL AUTHORITY
Powys County Council. Tel: 01597 826000

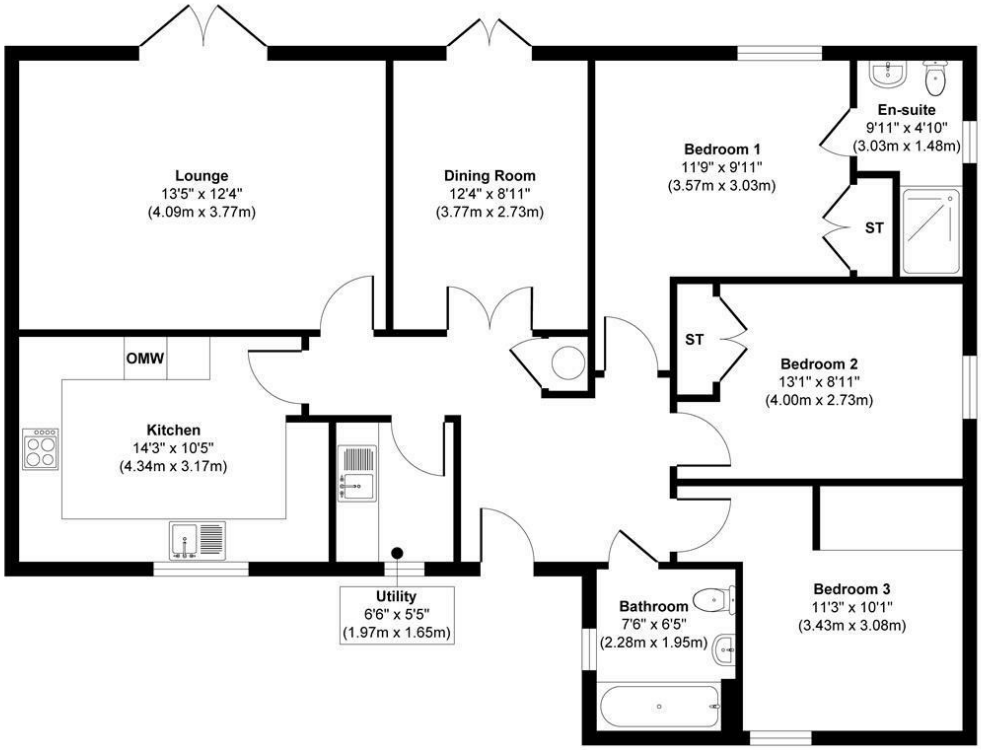
COUNCIL TAX
To be assessed once constructed. Predicted Band E.

TENURE
The property will be of Freehold tenure.

ANTO 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.

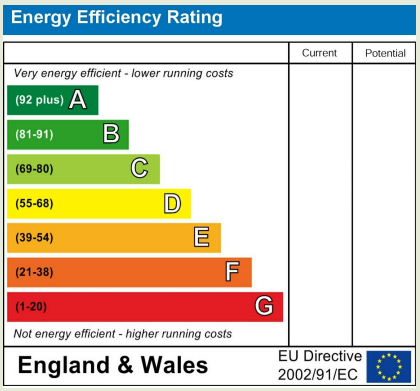
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

Primesave - Rowan detached bungalow - Kitchen to left



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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

Halls 1845

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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.