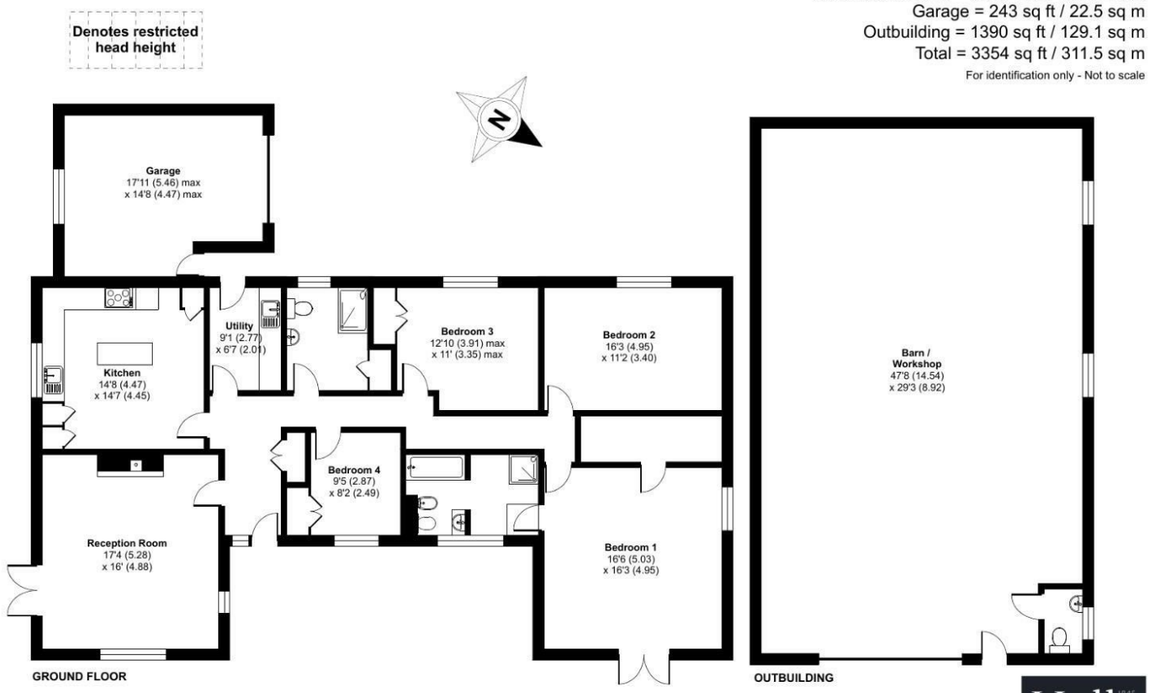
FOR SALE

Bryn Llywarch, Llanerfyl, Welshpool, SY21 0EU

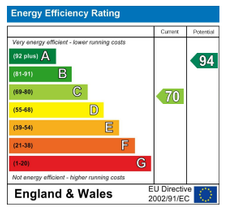
Approximate Area = 1721 sq ft / 159.8 sq m
Garage = 243 sq ft / 22.5 sq m
Outbuilding = 1390 sq ft / 129.1 sq m
Total = 3354 sq ft / 311.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1269052

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

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FOR SALE

Asking Price £595,000

Bryn Llywarch, Llanerfyl, Welshpool, SY21 0EU

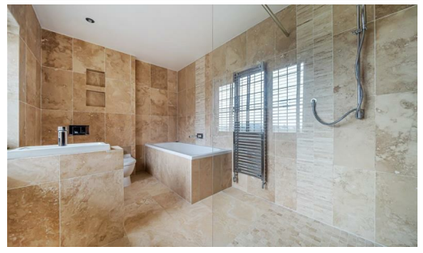
NO ONWARD CHAIN. Set in 11.5 acres of well-fenced paddocks with roadside access and water supply, this spacious four-bedroom detached bungalow offers stunning 360-degree countryside views and an exceptional rural lifestyle. Inside, a welcoming entrance hall leads to a large lounge with an inset wood burner, a modern fitted kitchen, and a utility room for day-to-day convenience. The expansive master bedroom includes a walk-in dressing room and a luxurious five-piece ensuite, with three further double bedrooms and a stylish walk-in shower room completing the interior. Outside, the property benefits from two separate entrances—one to the house and one to a substantial workshop, ideal for business or storage. There is plenty of off-road parking, a garage, and a generous yard with a concrete floored, metal-framed workshop featuring a roller shutter door, W.C., power, and lighting.

FOR SALE

1 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s



- **11.5 acre Smallholding**
- **Luxury four bedroom detached bungalow offering expansive living and superior interior finish**
- **Plenty of off-road parking, single garage and yard area with metal frame shed workshop**
- **360 degree rural views**
- **11.5 acres divided into four well fenced paddocks with water supplied**
- **No onward chain**

Panel glazed entrance door with frosted side window into

Entrance Hall
Polished oak flooring (throughout the property), two radiators, HIVE heating system, double cloak cupboard with hanging rail, loft access, two smoke alarms, telephone point.

Lounge
Inset Prity wood burner set on slate hearth with exposed chimney breast, four wall light points, oak flooring, radiator, double glazed window to front elevation, double glazed French doors leading to side elevation, television point, ethernet and telephone point, radiator.

Kitchen/ Breakfast Room
Fitted with a range of modern cream gloss base units, polished granite work surfaces, wine cooler, inset one and a half bowl stainless steel sink drainer unit, mixer tap, integrated dishwasher, five ring electric glass top hob, stainless steel extractor canopy, double glazed window to the side elevation, integrated microwave and NEFF electric oven, space for American style fridge freezer, central island with power points, radiator, limestone paved flooring, ethernet and television point.

Utility
Stainless steel sink drainer unit, laminate work surfaces, tiled splashbacks, limestone paved floor, plumbing and space for washing machine, radiator, door to rear of the property.

Master Bedroom
Double glazed French doors leading to the front of the property, polished oak covering, double glazed windows to either side, exposed brickwork feature wall, two radiators, ethernet, television and telephone point, spotlights, large walk-in wardrobe with hanging rails, storage unit and radiator.

Ensuite
Fitted with a five piece suite comprising large walk-in shower, heated chrome towel rail, dual end bath with central mixer tap, bidet, low level W.C., wash hand basin, double glazed window to the front elevation, extractor fan, spotlights, tiled floor, tiled walls, radiator.

Bedroom Two
Double glazed window to the rear elevation, radiator, polished oak flooring, ethernet, telephone and television point.

Bedroom Three
Double glazed window to the rear elevation, radiator, polished oak flooring, ethernet, television and telephone point, built-in double wardrobe with hanging rails.

Bedroom Four
Double glazed window to the front elevation, radiator, polished oak flooring, built-in double wardrobe with shelving and hanging rail, ethernet, television and telephone point.

Shower Room
Walk-in power shower and separate electric shower, low level W.C., wall mounted wash hand basin, two heated towel rails, frosted double glazed window to the rear elevation, tiled walls, tiled floor, recess spotlights, extractor fan, wall mirror with lighting, shelved airing cupboard.

Garage
Up and over door, Worcester oil fired boiler, double glazed window to the side elevation, fuse board, loft access to boarded attic with light, power and ethernet switch box.

Externally
Dual gated entrance to driveway, tarmac parking and turning area, large lawned area to the front of the property with paved patio area, far reaching views to Cader Idris, covered entrance canopy, courtesy lights, stocked borders. To the rear of the property is a single garage, further parking area, courtesy lights, stocked borders, outside tap and oil tank. There is also a steel framed building 47.7 x 29.9 with roller shutter door, polished concrete floor, pedestrian access door, roof lights, two windows to the side elevation, concrete floor, power and light, W.C. with low level W.C. and pedestal wash hand basin, (three tonne Bradbury car lift available by separate negotiation). There is a twin gated entrance into a gravelled yard to the front of the steel framed building with twin gates into paddocks.

Agents Notes
The property is offered for sale with no onward chain. All paddocks have water supplied to them. The property also benefits from FTTP broadband 285Mbps.

Services
Mains electricity, mains water and private drainage 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 SY21 0EU

What3Words Reference is husky.healers.configure

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