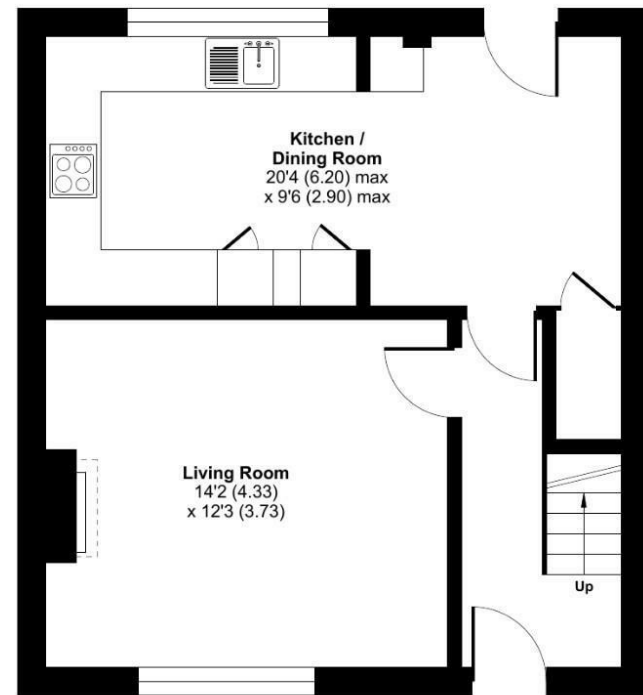


FOR SALE

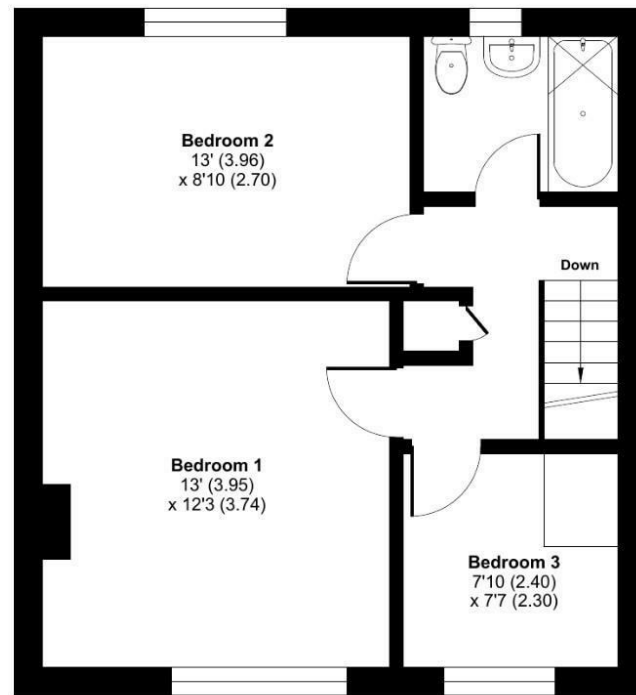
Ty Clyd, Maes Derwen, Llanfair Caereinion, Welshpool, SY21 0BB



Approximate Area = 906 sq ft / 84.2 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: 1447163



FOR SALE

Offers in the region of £175,000

Ty Clyd, Maes Derwen, Llanfair Caereinion, Welshpool, SY21 0BB

Situated on the outskirts of Llanfair Caereinion, this well presented, three bedroom family home has off road parking and lawn to the front, with lawned garden, patio and open countryside views to the rear.

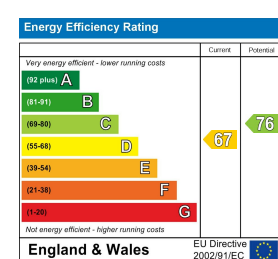
A comfortable family home that has been well maintained and is ready for immediate occupation. May also be of interest to property investors.

No Onward Chain.



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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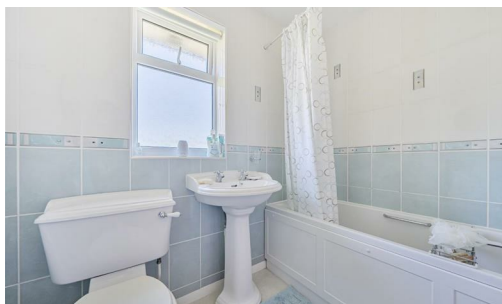
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-presented three bedroom family home
- Scenic rear views over open farmland and along the valley
- Off-road parking available to the front of the property
- Refitted kitchen and bathroom
- No onward chain

Situation

Llanfair Caereinion is located just 8 miles west of Welshpool and is perhaps best known as the home of the Welshpool & Llanfair Light Railway, a celebrated heritage narrow gauge line that brings a unique character and sense of history to the area.

This location is particularly attractive to families, first time buyers and anyone seeking a well served village setting with strong community spirit and easy access to the outdoors.

The Ysgol Bro Caereinion primary and secondary schools serving ages 4-18 are highly regarded and recognised for supportive teaching and a growing bilingual learning pathway.

Amenities within ten minutes walking distance of Maes Derwen including local shops, cafés, church, pubs, a GP practice, pharmacy, leisure centre, bowling green, tennis courts and Llanfair Caereinion FC.

Surrounded by rolling countryside, riverside walks along the River Banwy, and open farmland, Llanfair Caereinion provides a peaceful lifestyle while remaining well connected to Welshpool and wider transport links.

Accommodation

The property has been well looked after and is in good decorative order. The accommodation comprises carpeted entrance hall, lounge with open fire, refitted kitchen diner with integrated fridge/freezer and oil boiler and practical floor covering for easy cleaning.

At first floor, there are two generously sized double bedrooms, one single bedroom / study and a refitted family bathroom

Externally

The property benefits from a private parking space, with steps alongside the lawn leading to the front door.

To the rear, there is a manageable sized garden laid to lawn, with patio area accessed off the kitchen.

As the property is situated in an elevated position, there are countryside views to both the front and rear at first floor.

Services

Mains electricity, mains water, mains 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 'C'

Directions

Postcode for the property is SY21 0BB

What3Words Reference is skewing.crouch.showering

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