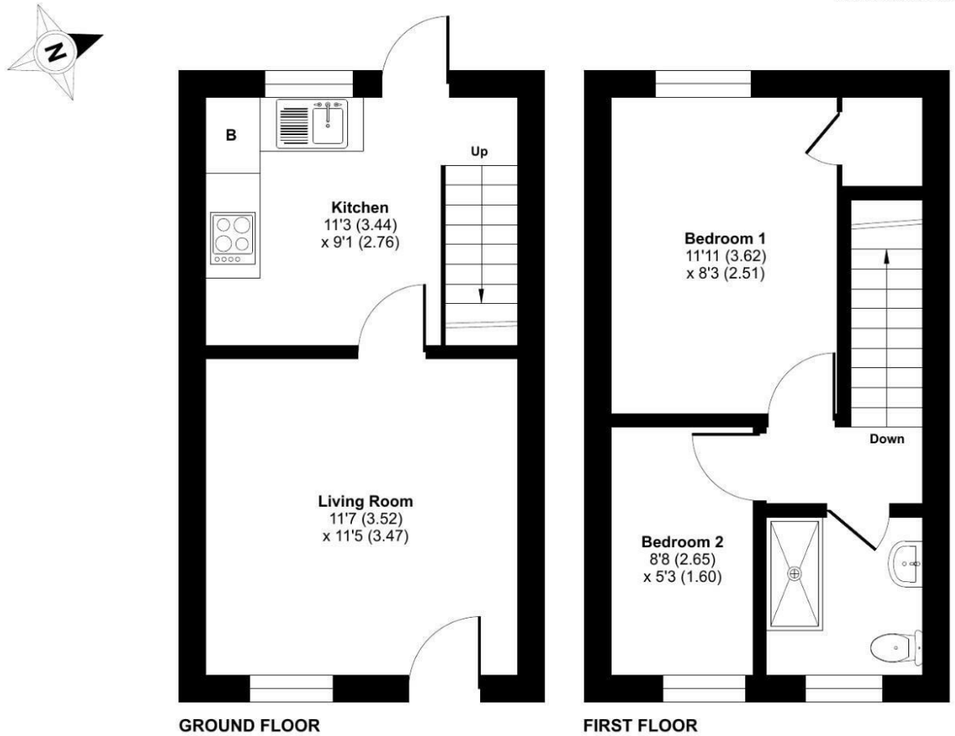
FOR SALE

10 Green Square High Street, Llanfyllin, SY22 5AB

Approximate Area = 480 sq ft / 44.6 sq m

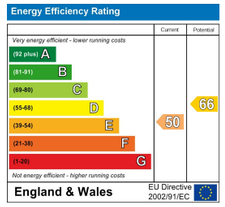
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1495917

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

Offers in the region of £150,000

10 Green Square High Street, Llanfyllin, SY22 5AB

Perfectly positioned within the historic market town of Llanfyllin, this compact and well presented two bedroom end terrace property is just a short level walk from local amenities and the town's principal supermarket

Surrounded by the beautiful Mid Wales countryside, the property is ideally suited to first time buyers, investors or those seeking a weekend retreat

No Onward Chain

FOR SALE

1 Reception Room/s | 2 Bedroom/s | 1 Bath/Shower Room/s

- **Compact two bedroom end terrace home**
- **Low maintenance accommodation & enclosed courtyard patio**
- **Convenient town centre location**
- **Attractive countryside view from main bedroom**
- **Ideal for first-time buyers, investors or as a weekend retreat**
- **No Onward Chain**

LOCATION
Llanfyllin is a charming and historic market town situated between Shrewsbury and Bala, on the edge of the Welsh Borders. Granted its market charter in 1293, the town has long served as an important commercial and agricultural centre for the surrounding rural communities

Nestled in the picturesque valley of the River Cain and surrounded by the rolling countryside of the Berwyn Mountains, Llanfyllin offers an attractive combination of rural scenery and everyday convenience

The town provides a range of local amenities including independent shops, cafés, public houses, healthcare facilities, places of worship, primary and secondary education, and a popular supermarket serving the wider district

Residents also benefit from a variety of sporting and recreational facilities, including Llanfyllin Town Football Club, a crown green bowling club, sports and leisure amenities, together with an active programme of community events

COMMUNITY
The area is particularly well known for its agricultural heritage, celebrated annually through the Llanfyllin Show, one of the region's longstanding agricultural events, held in the grounds of nearby Bodfach Hall. The Bodfach Estate has historic origins dating back many centuries and remains a notable local landmark

The town is also ideally placed for exploring the beautiful Mid Wales countryside, Lake Vyrnwy, the Berwyn Mountains and the many walking, cycling and outdoor pursuits available throughout the region

According to the 2021 Census, the community has a population of approximately 1,586 residents, retaining a strong sense of community and traditional Welsh character

This blend of history, community spirit and surrounding natural beauty continues to make Llanfyllin a sought-after location for both permanent residence

DESCRIPTION
A compact and easily managed two bedroom end terrace property, ideally suited to those seeking a low maintenance home, investment property or weekend retreat

The accommodation comprises a comfortable sitting room and a fitted kitchen to the rear, with direct access to a small enclosed courtyard patio providing an attractive outdoor seating area

To the first floor are two bedrooms, including a single and a double room, with the latter enjoying delightful far reaching views across the surrounding countryside and valley

The property benefits from an efficient and practical layout, making it easy to clean and straightforward to maintain

SCHOOLS
Llanfair Caereinion is served by Ysgol Bro Caereinion, which offers both primary and secondary education through the medium of Welsh and spacious grounds

Nearby primary schools in Tregynon (Rhiwbehan) and Meifod offer an English medium education, each offering small class sizes and a rural setting
Welshpool High school is a nearby English medium secondary school

The closest major independent school is Oswestry School (approx. 35mins drive) with further schools clustered in and around Shrewsbury

SERVICES
Mains electricity, water, drainage and gas 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 'B'

DIRECTIONS
Postcode for the property is SY22 5AB

What3Words Reference is ///saying.cleanest.wishes

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