



8 Maes Y Dafarn, Carno, Caersws, SY17 5NG

Offers in the region of £265,000



Holters
Local Agent, National Exposure

8 Maes Y Dafarn, Carno, Caersws, SY17 5NG

Detached, three bedrooms, conservatory, garage — and a garden that steals the show. Unusually big for this type of home, with a brook at the bottom and greenery beyond, it's made for paddling pools and penalty shoot-outs. Inside is just as easy to love: light, airy and ready to go.

- Detached Village Home
- Open Plan Kitchen / Dining Room
- Conservatory
- Off-Road Parking
- Three Bedrooms
- Adjoining Utility
- Integrated Garage
- Family Bathroom & Downstairs WC
- Light & Airy Main Reception Room
- Lovely, Generous Gardens

The Property

8 Maes Y Dafarn is a smartly presented detached family home, tucked into a popular residential corner of Carno, with three bedrooms, a conservatory, garage and a superb enclosed garden backing onto open greenery. Light, airy and genuinely ready to move into, it is exactly the sort of home that works beautifully for family life from day one.

The front door opens into a welcoming hallway with stairs rising ahead and a handy downstairs WC, fitted with a modern vanity basin and chrome towel radiator. The living room sits to the front of the house, a bright and comfortable space with a bay window drawing in plenty of natural light, while a fireplace with stove-style fire creates a cosy focal point.

To the rear, the kitchen dining room forms the heart of the home. Cream shaker-style units are paired with wood-effect worktops and tiled splashbacks, with a built-in double oven, hob and extractor, along with space for a dishwasher. A breakfast bar provides a sociable spot for morning coffee, quick meals or keeping an eye on homework, while there is still plenty of room for a family dining table. French doors open into the

conservatory, a versatile extra reception space overlooking the garden, with doors leading straight out to the patio. A separate utility room keeps the washing machine and fridge freezer neatly out of sight and also provides access through to the integral garage.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom is a good double with a feature wall, while the second is another well-proportioned double. The third bedroom would work equally well as a child's room, nursery or home office. The family bathroom is finished to a lovely standard, with a bath and shower over, glass screen, fitted vanity storage and attractive tiling.

Outside, the garden is a real highlight and sets this home apart. Unusually generous for a property of this type, the rear garden begins with a paved patio that offers plenty of space for outdoor dining and relaxing, before opening onto a large lawn with room for goalposts, trampolines and all the extras that come with family life. Fully enclosed and backed by mature trees and hedgerow rather than neighbouring houses, it feels wonderfully green and private. A brook runs along the bottom of the

garden, adding a lovely natural backdrop. To the front a driveway provides off-road parking in front of the garage.

A bright, well-kept and practical family home with an exceptional garden, 8 Maes Y Dafarn is well worth an early viewing.

The Location

The village of Carno which was once home for what became the internationally renowned Laura Ashley fashion company, is now a vibrant and thriving community offering residents many amenities including a primary school, local pubs, a village shop / post office, places of worship and a community centre which supports a range of recreational activities and clubs.

Carno is also ideally located to access the larger towns of Newtown, Welshpool and Machynlleth and it is only 45 minutes from the beautiful Welsh Coastal village of Aberdyfi. The village is also less than 10 minutes from Caersws station on the Cambrian Rail Line.

The beautiful Montgomeryshire countryside is a paradise for outdoor enthusiasts, offering a wide range of



activities and adventures to suit all interests and abilities. From hiking and mountain biking to stargazing and wildlife watching, there is no shortage of ways to explore and enjoy this stunning natural wonderland.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.

Council Tax

Powys County Council - Band C

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

What3Words

///enlighten.science.woodstove

Nearest Towns/Cities

- Caersws - 5 miles
- Newtown - 12 miles
- Llanidloes - 14 miles
- Machynlleth - 17 miles
- Welshpool - 20 miles
- Aberystwyth - 34 miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the

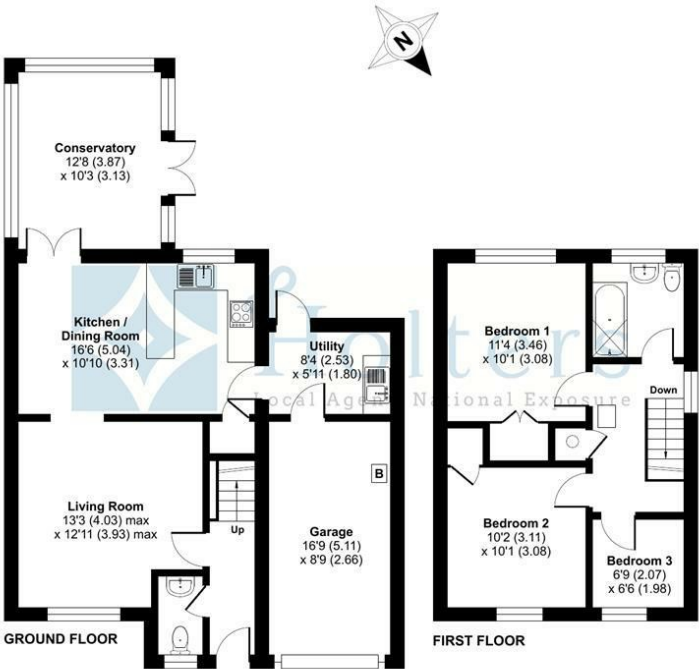
customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Maes Y Dafarn, Carno, Caersws, SY17

Approximate Area = 1061 sq ft / 98.6 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1207 sq ft / 112.1 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). © richcom 2025. Produced for Holters Estate Agents. REF: 1472065

