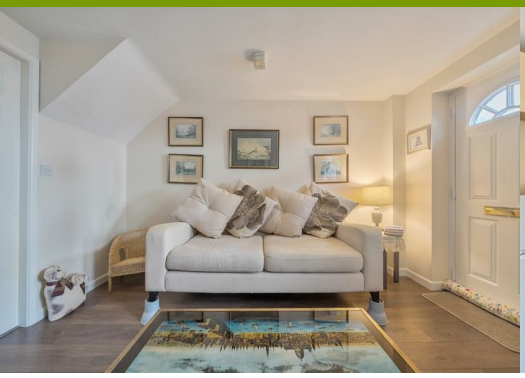


10 GREEN SQUARE

HIGH STREET | LLANFYLLIN | POWYS | 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

Offers in the region of £140,000





1 2 1 E

- **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

The property further benefits from a designated parking space at the rear of the property.

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.

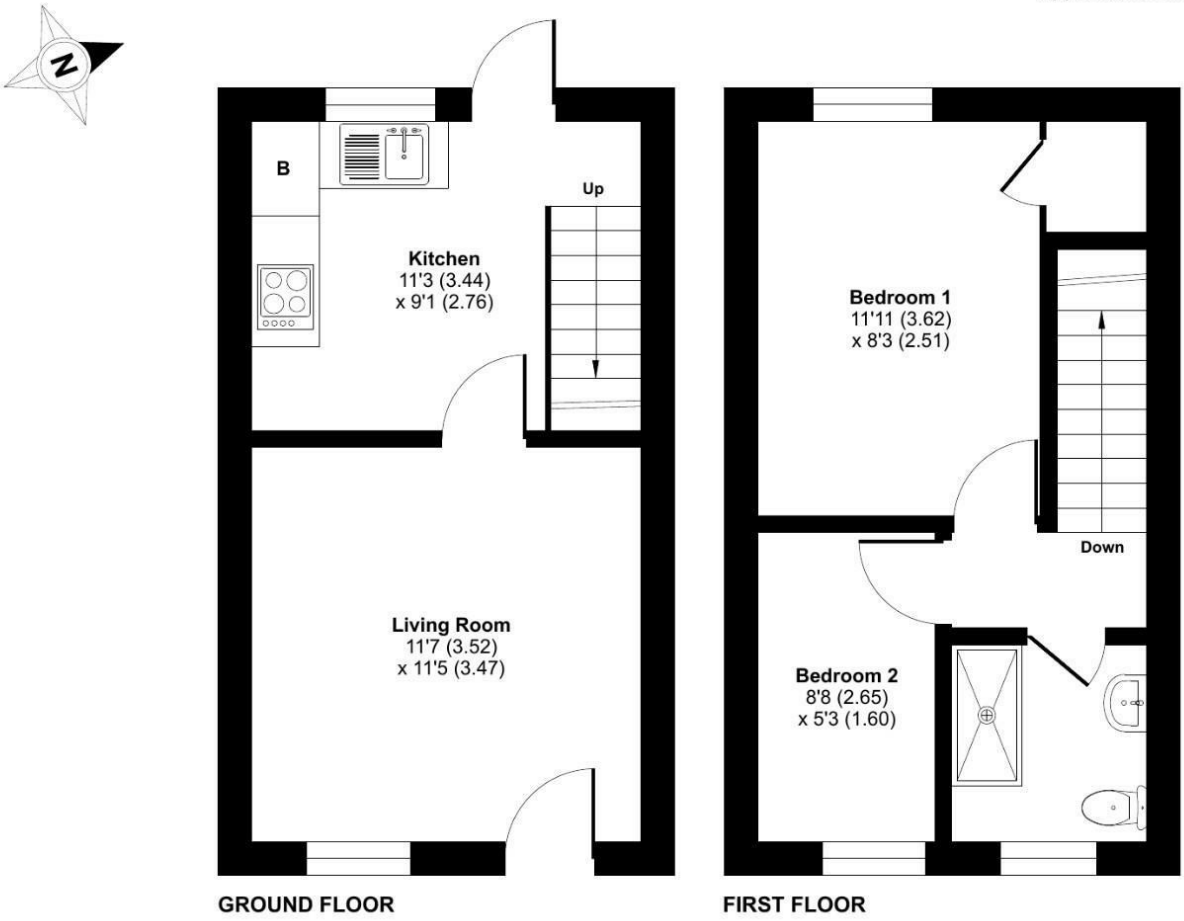
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

WEBSITES

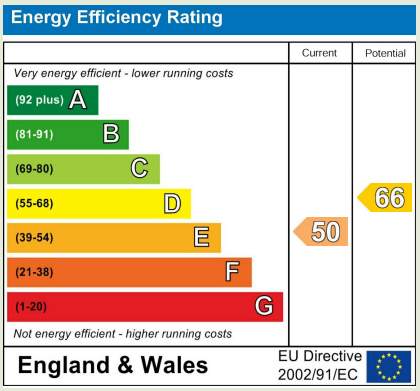
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

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.

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

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.