





Maes Yr Haul, Y Fan

Llanidloes, Powys, SY18 6NL

Guide Price: £285, 000

MORRIS MARSHALL POOLE

A detached bungalow requiring some updating to taste with oil central heating. Situated on a small estate of bungalows in the popular hamlet of Y Fan with community hall and childrens' playground and only 2 miles from the market town of Llanidloes with primary and high schools, small shops and cafes, recreational facilities and sports centre. Local tourist attractions include the Clywedog Reservoir and Hafren Forest with its boardwalk to the source of the Severn. Aberystwyth 34 miles. Newtown 16 miles.

The property occupies a good garden plot with excellent views to the side towards the Van Hill.

The accommodation comprises:

Recessed Entrance Porch
Entrance Hall with built in double cupboard, UPVC entrance door
Living Room with brick grate & tiled hearth, sliding doors through to
Dining Room
Kitchen with oak fronted units comprising glazed display wall, base, drawer & wall cupboards, worktop surfaces, plumbed for dishwasher, built in oven, 4-ring hob with extractor hood over, inset 1½ bowl stainless steel sink unit, airing cupboard
Utility Room with oil central heating boiler, plumbed for washing machine, rear door
Bathroom with coloured suite comprising panelled bath, WC., wash basin, shower cubicle
Front Bedroom (1)
Rear Bedroom (2)
Front Bedroom (3) with built in double wardrobe
Rear Bedroom (4)

- Detached bungalow on small estate
- Situated in popular hamlet of Y Fan, 2 miles from Llanidloes
- Enjoying countryside views
- Requiring some updating
- Ent porch & hall, 2 reception, kitchen, utility
- 4 bedrooms, bathroom
- Ample parking. Gardens to front & rear
- EER - 48 (E)









OUTSIDE
Tarmacadam entrance drive with parking for several vehicles. Side Car Port. Timber Shed. Front and side lawns. Side garden enjoying views over open countryside towards the Van Hill. Low maintenance rear garden which is paved and gravelled. Stone wall with shrubs and plants.

SERVICES
Electricity, water and drainage connected. Oil fired central heating. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX Band 'F'

TENURE Freehold. Title not registered.

DIRECTIONS
What3words: drift.eclipses.ruffling
From our office in Great Oak Street proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left over long bridge and left again signposted Clywedog Reservoir/Staylittle. Continue for 1 mile turning right for Y Fan. After a further mile on entering Y Fan, proceed up the hill turning left into the estate of bungalows. Proceed through the estate and the bungalow is situated on the left hand side.

VIEWING & NEGOTIATIONS
All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES
Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

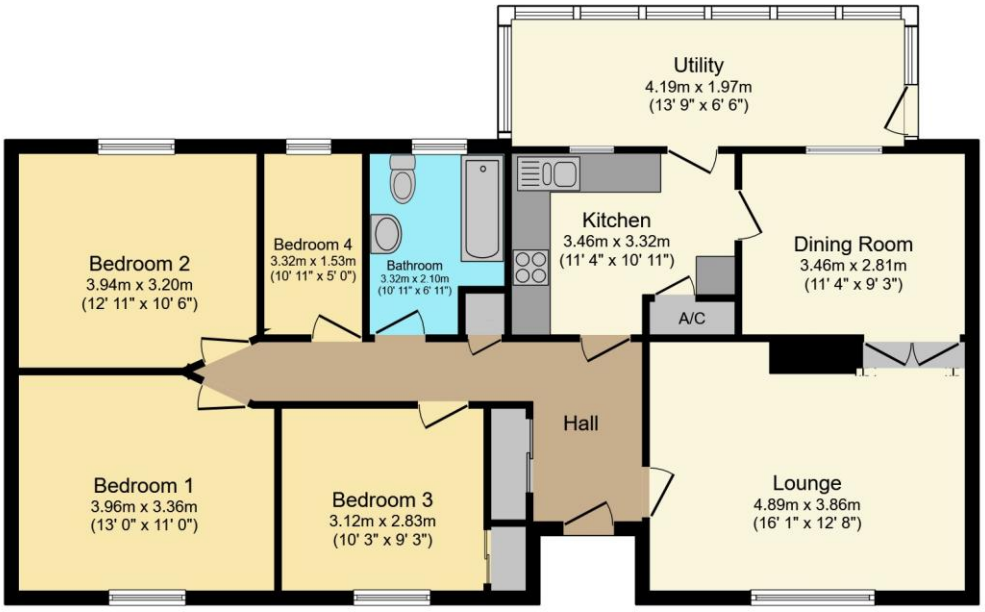
FLOOD RISK (Per NRW)
Flooding from Rivers – very low risk – risk less than 0.1% chance each year
Flooding from Sea – very low risk – risk less than 0.1% chance each year
Flooding from Surface Water and small watercourses – very low risk – risk less than 0.1% chance each year

BROADBAND & MOBILE SIGNAL
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

AHT 04/2025



FLOORPLAN



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

