



Oakfields,
Trefeglwys, Caersws, Powys, SY17 5QG

Guide price : £425,000

An extended and detached family home. Situated on the outskirts of the popular village of Trefeglwys enjoying panoramic views over the Mid Wales countryside to the rear. Trefeglwys benefits from primary school/village hall, village pub, places of worship with the market town of Llanidloes some 4 miles distant which offers a wide of amenities and facilities together with primary & high schools, recreational facilities. The popular tourist attractions of Clywedog Reservoir and Hafren Forest are closeby, larger market town of Newtown 12 miles and the coastal university town of Aberystwyth some 36 miles.

The property has been updated by the current owners since their purchase in 2021 to include a fully refitted Ensuite to the master bedroom, new upgraded external oil central heating boiler & tank, 8 new radiators, 10 front facing replacement windows, new electric supply to the workshop, alarm system, CCTV system. The landscaped & well maintained grounds are an attractive feature and viewing is recommended to fully appreciate the property in its entirety.

The accommodation comprises:

Ground floor

Recessed Entrance Porch

Entrance Hall with oak flooring, staircase to first floor

Cloakroom with WC., wash basin, tiled floor, tiled walls

Inner Hall with airing cupboard

Lounge with oak floor, electric fire in feature surround, sliding doors to patio & countryside views

Dining Room with oak flooring, French doors through to Conservatory with ceiling lights & fan, vertical blinds, tiled floor, French doors to garden, views over the surrounding countryside

Rear Bedroom (3) with parquet block effect flooring, 2 double built in wardrobes

Front Bedroom (4)

Family Bathroom with modern suite comprising shower bath with glazed shower screen, tiled floor, tiled walls, oval wash basin on wooden stand with glass shelf under, WC., bidet, mirrored/swivel storage unit, inset ceiling lights

Kitchen/Breakfast Room with range of units comprising base, drawer & wall cupboards, glazed display wall cupboards, worktop surfaces, worktop lighting, inset sink unit, integrated dishwasher, double oven, microwave, 4-ring induction hob with extractor hood over, walk-in larder unit

Utility Room with larder, base & wall units, worktop surface, tiled floor, plumbed for washing machine, inset stainless steel sink unit, side upvc entrance door

First floor

Spacious Landing leading to Secondary Landing/Study Area with dormer window, built in cupboard, large eaves storage

Front Bedroom (2)

Main Bedroom with boarded floor. En Suite Shower Room, recently replaced with curved shower cubicle, WC., wash basin with drawer unit under, panelled walls, inset ceiling lights

Shower Room with curved shower cubicle, built in cupboard with shelves over, WC., wash basin

- Detached family dwelling enjoying panoramic views
- Village edge yet convenient to its amenities
- Llanidloes 4 miles. Newtown 12 miles
- **In excellent order and viewing recommended**
- Ent porch & hall, 3 recept., kitchen/breakfast room, cloaks
- 4 bedrooms, ensuite, bathroom & shower room
- Useful workshop. Landscaped gardens.
- Energy Efficiency Rating = 45 (E) (exp 10/30)



OUTSIDE

The grounds are an attractive feature of the property and have been landscaped together with well stocked flower & shrub borders. Double metal entrance gates leads to a tarmacadam parking area. Paths around the property with front & side lawn areas. Paved patio. Steps down to lower lawn with rear garden pond. Extensive paved seating areas enjoying countryside views. Outside taps. Numerous sensor lights surround the property. Oil tank. Approached by a separate wooden gateway leads to a useful Workshop 6.39m x 4.99m with electric & power. Store & Car Port 6.98m x 4.51m (average).

SERVICES

Mains electric & water connected. Private drainage. External oil central heating boiler

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)

Flooding from Rivers – risk greater than 3.3% chance each year
Flooding from Surface Water and small watercourses – risk between 0.1% and 1% chance each year

BROADBAND AND MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

COUNCIL TAX

Band 'F'.

TENURE

Freehold. Land Registry Title No: CYM242135

DIRECTIONS

From our office in Llanidloes proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left over long bridge and continue on this road arriving in Trefeglwys. Proceed through the village, passing the public house on the left and the primary school on the right hand side. On leaving the village, passing the former Gleiniant Chapel and proceeding over a stone bridge, turn immediate left. Continue on this road for a short distance, forking right and the property is found on the right hand side.. **What3Words: bless.interrupt.native**

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. 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.

AHT 06/2025



FLOORPLAN

Oakfields, Trefeglwys, Caersws, Powys SY17 5QG

Approximate Gross Internal Area
2389 sq ft - 222 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

