



MORRIS
MARSHALL
POOLE

Tan Y Coed,
Trefeglwys, Caersws, Powys, SY17 5QG
Guide Price: £250,000

A detached cottage situated half a mile from the village of Trefeglwys in a semi rural setting. Trefeglwys offers a range of amenities with village hall, primary school, public house, places of worship with larger market town of Llanidloes some 4½ miles away with primary and high schools, small shops & cafes together with local tourist attractions such as Clywedog Reservoir & the boardwalk to the source of the Severn. The coastal university town of Aberystwyth is some 36 miles away and there is a railway station in the village of Caersws nearby. The main house is 3-bedroomed and has a useful attached 2-bedroom annexe with potential for use by additional family members, holiday let or incorporated into the main house, subject to receiving all the necessary approvals & consents. The main house is UPVC double glazed. Each property has its own central heating system and electric meter. Cottage garden with parking.

The **MAIN HOUSE** comprises:

Ground Floor

Side UPVC Entrance Porch.

Kitchen with base, drawer, wall and glazed display wall units, worktop surfaces, built in oven, 4-ring hob with extractor over, part tiled walls, inset sink.

Dining Room with understairs cupboard.

Front Entrance Hall with entrance door, staircase to first floor.

Sitting Room

First floor

Landing

Front Bedroom (1) with built-in wardrobes.

2 Further Bedrooms.

Bathroom with panelled bath and electric shower over, WC, pedestal washbasin.



- Detached semi rural cottage with useful annexe
- Just half a mile from Trefeglwys with primary school/village hall
- 4½ miles from Llanidloes & railway station at Caersws
- Property offers options to suit prospective purchasers
- 1 large dwelling or using annexe for family member/ holiday let subject to consents
- 3-bedroom main house, 2-bedroom annexe
- Parking. Garden area
- EER = 51(E) (exp 07/35)



THE ANNEXE

useful for additional family member or incorporated into the main dwelling or potential for holiday accommodation and comprises:

Ground Floor

Open Plan Kitchen/Diner/Lounge with base and wall units, worktop surface, inset stainless steel sink unit, electric cooker point, laminate flooring, understairs cupboard with oil fired central heating boiler

First floor

Landing with airing cupboard

Front Bedroom (1) with built-in cupboard, built-in wardrobe.

Front Bedroom (2)

Bathroom with panelled bath and electric shower over, pedestal wash basin, WC, velux window.

OUTSIDE

Driveway with parking area. Paths around the property. Lawned area with garden pond. At the rear of the property is a covered area with Cloakroom/WC., plumbed for washing machine, oil tank, drying area.

SERVICES

Mains electricity (each property has its own meter).

2 oil fired central heating boilers (the main house having an external boiler and the annexe having the boiler in the understairs cupboard). Private drainage which is in the garden of the neighbouring property opposite.

Mains water. **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.

Further information available:

Natural Resources Wales / Check your flood risk by postcode

BROADBAND AND MOBILE SIGNAL

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

COUNCIL TAX Band 'F'

TENURE Freehold. Title is unregistered.

DIRECTIONS From our office in Llanidloes proceed to Trefeglwys (B4569). On entering the village pass the village school and just as leaving the village over the stone bridge turn left. Proceed on this road for 0.3 mile bearing left and the property is located on the left hand side.

What3Words: ///responded.subsystem.muffin

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.



AHT 08/2025





THE ANNEXE



FLOORPLAN

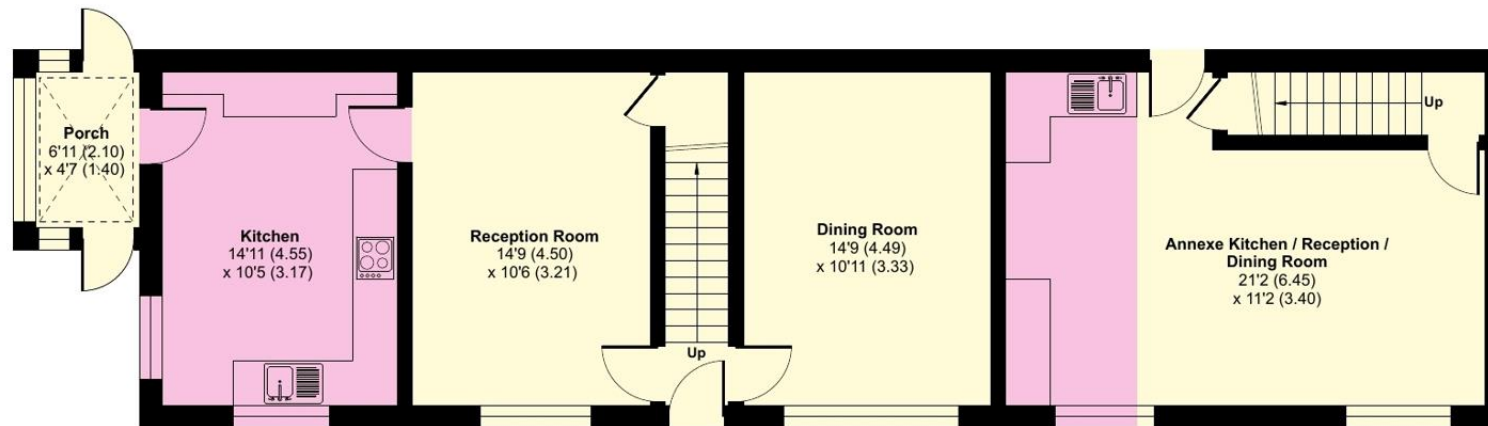
Tan Y Coed Trefeglwys, Caersws, Powys, SY17

Approximate Area = 1760 sq ft / 163.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Morris Marshall & Poole. REF: 1329216