



Bwthyn Eirlys

Trefeglwys, Caersws, Powys, SY17 5PU

Guide Price: £295,000

Detached dwelling on the outskirts of the village of Trefeglwys. Enjoying countryside views to the rear. Trefeglwys benefits from public house, places of worship, primary school & village hall. 4 miles from the market town of Llanidloes which offers a wider range of amenities & facilities, primary & high schools, sports centre, an array of shops & cafes. The coastal university town of Aberystwyth is some 36 miles away. Various tourist attractions in the area include the Clywedog Reservoir & Hafren Forest.

The property benefits from LPG central heating, double glazing and enjoys countryside views to the rear.

VIEWING RECOMMENDED to fully appreciate this well presented property.

Ground floor

Front Entrance Canopy

Entrance Hall, staircase to first floor, laminate flooring, downstairs storage area

Front Bedroom (1) laminate flooring

Rear Bedroom (2) laminate flooring

Bathroom with panelled bath & mixer shower tap, wash basin with cupboard under, WC., heated towel rail, tiled floor, part tiled walls

Kitchen with base & drawer units, worktop surfaces, built in double oven, 4-ring gas hob, extractor hood over, stainless steel splashback, pull out spice drawer, inset stainless steel sink unit, integrated fridge, tiled floor

Utility Room with base, drawer & wall units, worktop surfaces, inset stainless steel sink, gas central heating boiler, upvc entrance door, tiled floor, integrated washing machine and dish washer

Shower Room with WC., pedestal wash basin, shower cubicle with glazed door, part tiled walls, heated towel rail, tiled floor

Sitting Room with laminate flooring, woodburner gas stove (capped off), French doors to conservatory

Snug with laminate flooring, log effect gas fire (capped off), French doors to conservatory

Conservatory with tiled floor, French doors to garden, ceiling light & fans, views to the garden & open countryside

First floor (with restricted headroom - whilst there are beds in the rooms we envisage these rooms being attic rooms)

Attic Room (1) with velux window

Attic Room (2) with velux window

Cloakroom with WC

- Well appointed detached dwelling situated on village edge with far reaching countryside views to the rear.
- Trefeglwys benefits from primary school/village hall, public house
- 4 miles from Llanidloes, 4½ miles to Caersws Railway Station
- In good order with LPG CH & UPVC DG
- Sitting room, snug, conservatory, kitchen, utility
- Bathroom & shower room, 2 bedrooms, 2 attic rooms
- Level garden plot with gravelled parking & lawns
- **VIEWING RECOMMENDED**
- EER = 76(C) (exp 08/35)



OUTSIDE

The property occupies a level garden plot with double entrance gates leading to gravelled parking area. Front lawn with flower & shrub borders. Side lawn leading to garden shed. LPG tank. Outside light.

SERVICES

Mains electricity, water & drainage. LPG central heating.

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)

Information available via:

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 'D'.

TENURE Freehold. Please note that probate is in the process of being applied for.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

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 bear right on the B4568 to Trefeglwys for approximately 4 miles. After passing Luxury Lodges Wales take the next turning left before the village, proceed down the lane, passing the entrance to Trannon Caravan Park and the property is located on the left hand side.

What3Words: mastering.junior.outdoor

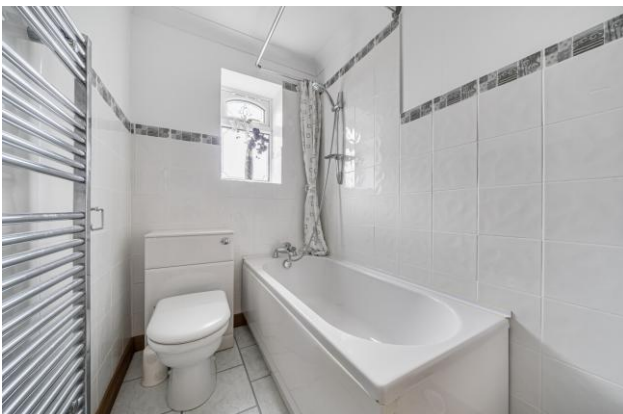
MONEY LAUNDERING REGULATIONS

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

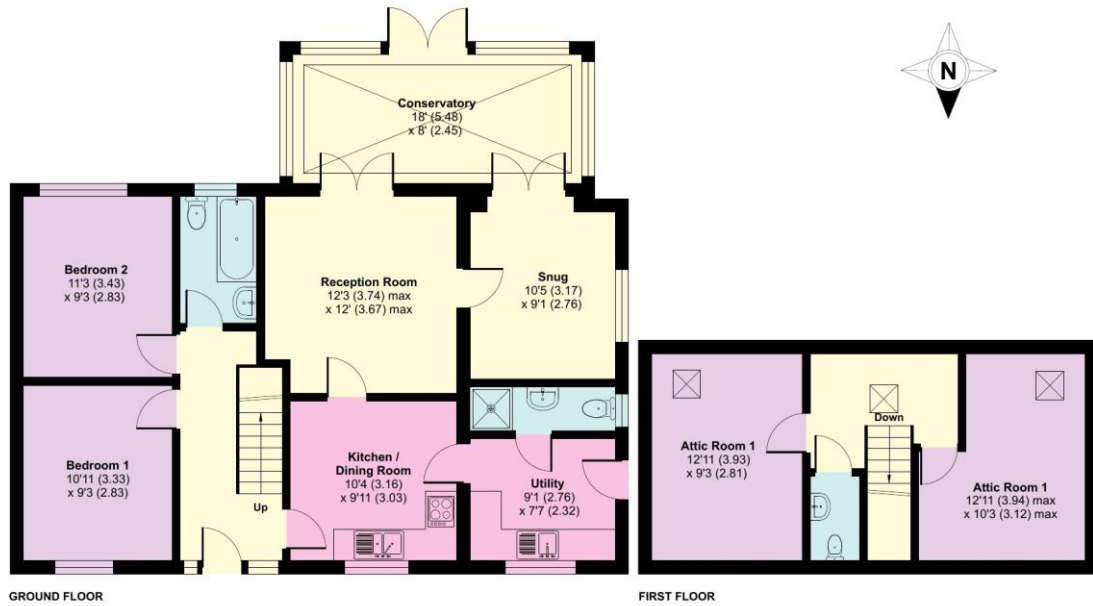


FLOORPLAN

Bwthyn Eirlys Trefeglwys, Caersws, Powys, SY17

Approximate Area = 1341 sq ft / 124.5 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 Morris Marshall & Poole. REF: 1340286

