

MORRIS MARSHALL POOLE

Brynderw,

Y Fan, Llanidloes, Powys, SY18 6NP

Guide Price: £395,000

A Detached Bungalow situated in a delightful setting with extensive gardens extending to 0.7 of an acre (0.285 hectare) being some 2½ miles from the market town of Llanidloes.

Brynderw is a substantial and individually designed residence tucked away in established grounds. Its location combines access to open countryside, scenic walking routes, tranquillity, combined with every day convenience offering good road links.

Llanidloes with its historic black and white Market Hall has an array of shops, amenities and cafes. Local attractions include the Clywedog Reservoir and Hafren Forest with its popular boardwalk to the source of the Severn. The coastal university town of Aberystwyth is some 34 miles, a railway station in Caersws some 8 miles away and a larger market town of Newtown 16 miles. There are also an array of country walks from the property.

This individual accommodation offers a chance to create a truly special residence in a highly desirable setting and offers generous proportions of distinctive layout and benefits from double glazing, oil central heating, 3 Bedrooms with 2 ensuites, Lounge, Sun Room, Dining Room, Kitchen/Breakfast Room. It has potential to convert the garages into additional accommodation subject to receiving the necessary approvals and consents as it benefits from an internal staircase to the main accommodation.

Agents recommend viewing of this individual property in the heart of Mid Wales.

The accommodation comprises:

Entrance Porch
Entrance Hall with built-in cupboard with sliding door, **staircase** to lower ground floor, **Cloakroom** with WC and washbasin.
Living Room with bay window, views over the garden and surrounding countryside, fire grate, sliding doors through to

Accommodation continued:

Sun Room with French doors to terrace and garden.
Dining Room with side views to terrace and Van Mountain, doors to living room and kitchen.
Kitchen / Breakfast Room with oak fronted units comprising base, drawer, wall and glazed display wall units, tiled worktop surface, inset 1½ bowl stainless steel sink unit, recess for dishwasher, oil fired central heating boiler, chimney piece.
Utility Room with base units and stainless steel sink.
Rear Porch with glazed door.
Rear Cloakroom with WC and washbasin.
Main Bedroom (1) with picture window to garden views, built-in triple wardrobes with 4 sliding doors (1 mirrored**), ensuite Bathroom** with double washbasins, panelled bath, bidet, shower cubicle with folding door, WC and sauna, part tiled walls, part pine boarded walls and ceiling.
Guest Bedroom (2) ensuite panelled bath, glazed shower screen, WC, washbasin with cupboard under, part tiled walls.
Front Bedroom (3) double aspect to garden views.

- A substantial and individual Detached Bungalow situated in extensive gardens extending to 0.7 of an acre
- Generously proportioned, with versatile and adaptable accommodation
- 2½ miles from the market town of Llanidloes
- Double glazing and oil central heating
- Potential to convert the garages into additional accommodation
- Panoramic views over the garden and surrounding countryside
- Double garage with extensive additional parking for several vehicles
- Side paved seating area with awning enjoying views over the garden.
- EPC - E (54) Exp 26.01.2030













OUTSIDE

The property is situated in a garden plot extending to 0.7 of an acre (0.285 of a hectare). Tarmacadamed driveway leads to parking and turning area. Double garage with 2 metal up and over doors, side door, internal staircase to first floor. Potential here to convert into accommodation subject to receiving the necessary approvals of consent.
Steps to the front door which leads to a side paved seating area with awning enjoying views over the garden. A variety of trees, shrubs and fruit bushes. The property enjoys panoramic views over the garden and surrounding countryside. Outside tap and light.

SERVICES

Mains electricity and water, private drainage. 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.

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea –risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX Band 'F' (online enquiry).

TENURE Freehold. Land Registry Number: WA535437.
The property has a right of way over Clifton Driveway.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Llanidloes proceed to the Old Market Hall and turn right onto Long Bridge Street, at the roundabout turn left over Long Bridge and left again signposted Clywedog Reservoir (B4518). Continue along this road for 1 mile, turning right signposted Y Fan, proceed for a further mile and on entering the hamlet turn left. Continue on this road for approximately ½ mile, at a slight left bend turn right in front of a pair of white semi-detached houses and proceed to the left of these houses onto the Clifton Driveway and turn right into Brynderw.
What3words: replace.lifeboats.watchdogs

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

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.

Ref: 2026/S AHT 02/26

Please note the photographs were taken in 2024 and earlier.











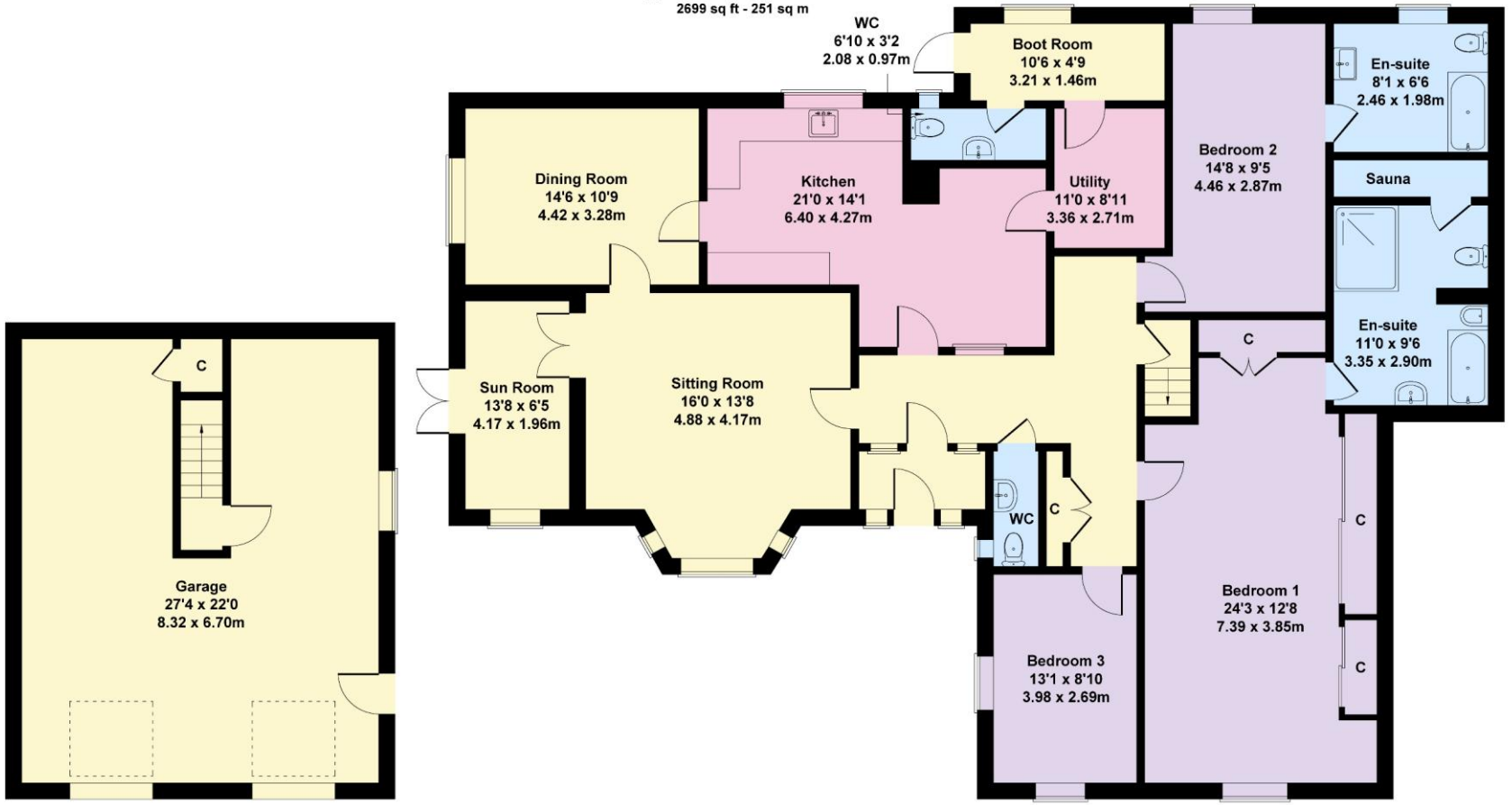




FLOORPLAN

Brynderw, Y Fan, Llanidloes, Powys, SY18 6NP

Approximate Gross Internal Area
2699 sq ft - 251 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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