17 Plas Trannon

Trefeglwys, Caersws, Powys, SY17 5PW

Guide Price: £219, 950

MORRIS MARSHALL POOLE

A Semi Detached dwelling house on a popular residential estate on the outskirts of the village of Trefeglwys. Built in approximately 2020 with remaining benefit of the NHBC warranty.

Trefeglwys is a popular village, with a primary school/village hall, pub and some 4 miles to the market town of Llanidloes with its primary and high schools, recreational facilities and small shops. Nearby there are a number of popular local tourist attractions such as Clywedog Reservoir with its sailing and fishing clubs, the boardwalk to the source of the Severn and the coastal seaside university town of Aberystwyth some 36 miles away.

This energy efficient property with new UPVC double glazing, oil central heating and solar panels is well decorated and appointed with an excellent front driveway and enclosed rear garden. Agents recommend viewing of this well presented dwelling.

The accommodation comprises:

Ground Floor

Entrance Hall UPVC entrance door, laminate flooring, staircase to first floor, understairs cupboard and built-in cupboard

Cloakroom with WC, washbasin and tiled floor

Kitchen/Dining Room with grey fronted units comprising base and wall, worktop surface, plumbing for washing machine, integrated dishwasher, built-in oven, 4 ring hob with extractor over, inset 1½ stainless steel sink unit, tiled floors, part tiled walls.

Living Room with laminate flooring, French doors to patio and rear garden

First Floor

Landing with linen cupboard with radiator, built-in cupboard.

Front Bedroom (1)

Rear Bedroom (2)

Rear Bedroom (3)

Bathroom with white suite comprising panelled bath with shower over, glazed shower screen, WC, pedestal washbasin, heated towel rail.

- Semi Detached 3 Bedroom dwelling house
- On popular residential estate
- Outskirts of the village of Trefeglwys
- Built in approximately 2020 with remaining benefit of the NHBC warranty
- UPVC double glazing, oil central heating & solar panels
- Well decorated & appointed
- Agents recommend viewing
- Ent Hall, Cloakroom, Kitchen/Dining Room, Living Room
- 3 Bedrooms, Bathroom
- Excellent parking area for several vehicles
- Enclosed lawn and patio
- EPC - B (88) Exp 7.2.2031

OUTSIDE
Excellent tarmacadam parking area for several vehicles. Side path and side gate to enclosed lawn and patio. Oil tank, outside light.

SERVICES Mains electricity, water and 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 'D' (online enquiry).

TENURE Freehold. Land Registry Title Number: CYM833212.
Please note that the field to the rear has planning permission for a solar farm.

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

DIRECTIONS
Leave Llanidloes and continue on the road to Trefeglwys. On entering the village take the left turn into Plas Trannon which is situated before the left hand bend before the former garage. Continue through the estate turning left and follow the road around to the left again and the property is indicated by the For Sale board on the left hand side.
What3words: exact.code.sues.

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.

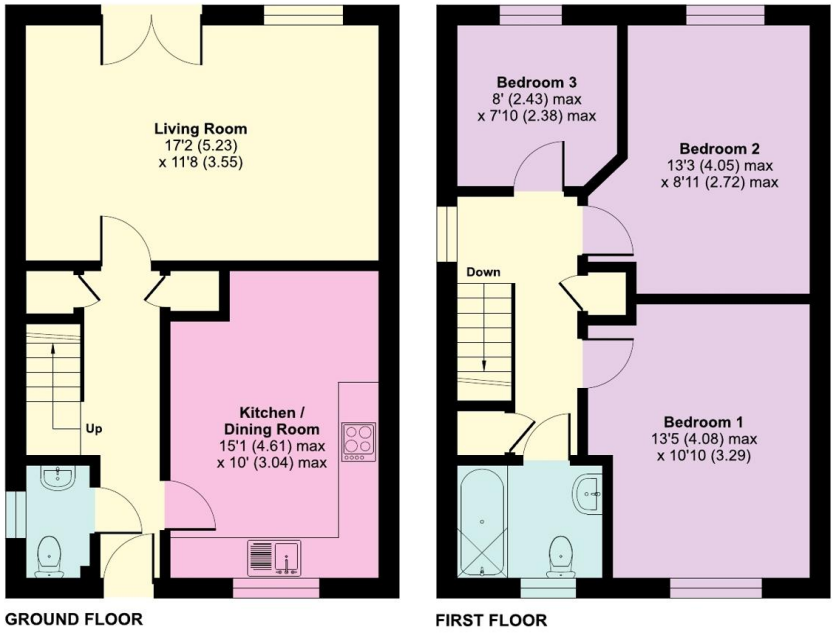
Ref: 2026/S AHT 03/26

FLOORPLAN

17 Plas Trannon, Trefeglwys, Caersws, SY17 5PW

Approximate Area = 936 sq ft / 86.9 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). ©nichecom 2025. Produced for Morris Marshall & Poole. REF: 1429029

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