

MORRIS MARSHALL POOLE

Nant Y Glyn,

Felindre, Llanidloes, Powys, SY18 6PH

Guide Price: £299,950

A Detached Bungalow situated a mile out of the town in the hamlet of Felindre on a small residential estate. Llanidloes offers a range of amenities and facilities with small independent shops and cafes, primary and high schools, recreational facilities, sports centre and bus route to Newtown and Aberystwyth. There is a railway station at Caersws which is 9.5 miles away. There are a number of local popular tourist attractions such as Clywedog Reservoir with its sailing and fishing clubs and Hafren Forest with its popular boardwalk to the source of the Severn.

The property benefits from UPVC double glazing, oil central heating, modern fitted kitchen, parking to the front, good level rear garden with excellent countryside views to the rear.

The accommodation comprises:

Covered front recess
Front Entrance Porch with UPVC entrance door
Living Room with electric fire in feature surround open through to
Dining Room with doors through to
UPVC **Conservatory** with French doors to garden, picture windows to views of the garden and across the Mid Wales countryside.
Kitchen recently fitted with modern fitted units comprising green fronted units with base, drawer, glazed display wall units, larder unit, worktop surfaces, inset stainless steel sink unit, plumbing for washing machine, Flavel electric range cooker with extractor hood over, part tiled walls, breakfast bar, airing cupboard.

Accommodation cont:
Side Porch/Utility Room with front and rear UPVC door, door through to garage.
Integral garage with metal up and over door, oil fired central heating boiler.
From the **Front Room** there is an Inner Hall with large storage cupboard.
Front Bedroom (1) with built-in wardrobe with sliding door
Rear Bedroom (2) with built-in double wardrobe with sliding door
Bathroom with corner bath, electric shower, pedestal washbasin, WC, fully tiled walls.

- A 2 Bedroom Detached Bungalow
- Situated a mile out of the town of Llanidloes
- In hamlet of Felindre on a small residential estate.
- UPVC double glazing, oil central heating, modern fitted kitchen
- Parking to the front, good level rear garden with excellent countryside views to the rear
- Front Entrance Porch, Living Room, Dining Room, Conservatory
- Kitchen, Side Porch/Utility Room. 2 Bedrooms, Bathroom. Integral garage
- EPC - D (59). Exp 9.4.2036.













OUTSIDE

The property occupies a good level garden plot with wooden entrance gate to tarmacadam front parking area. Timber garden shed, oil tank. Side path to enclosed rear garden with lawn area enjoying countryside views. Outside tap and 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 – between 0.1% and 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 'E' (online enquiry).

TENURE

Freehold. Land Registry Title Number: WA942371.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Great Oak Street proceed straight ahead at the Old Market Hall down Shortbridge Street. Follow the road around to the left along Penygreen Road, proceed up the hill taking the left fork signposted Felindre. Proceed over the river bridge turning right into the estate of bungalows, proceed into the estate following the road to the right and the property is located on the left hand side.

What3words: caressing.stubborn.move

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 04/26











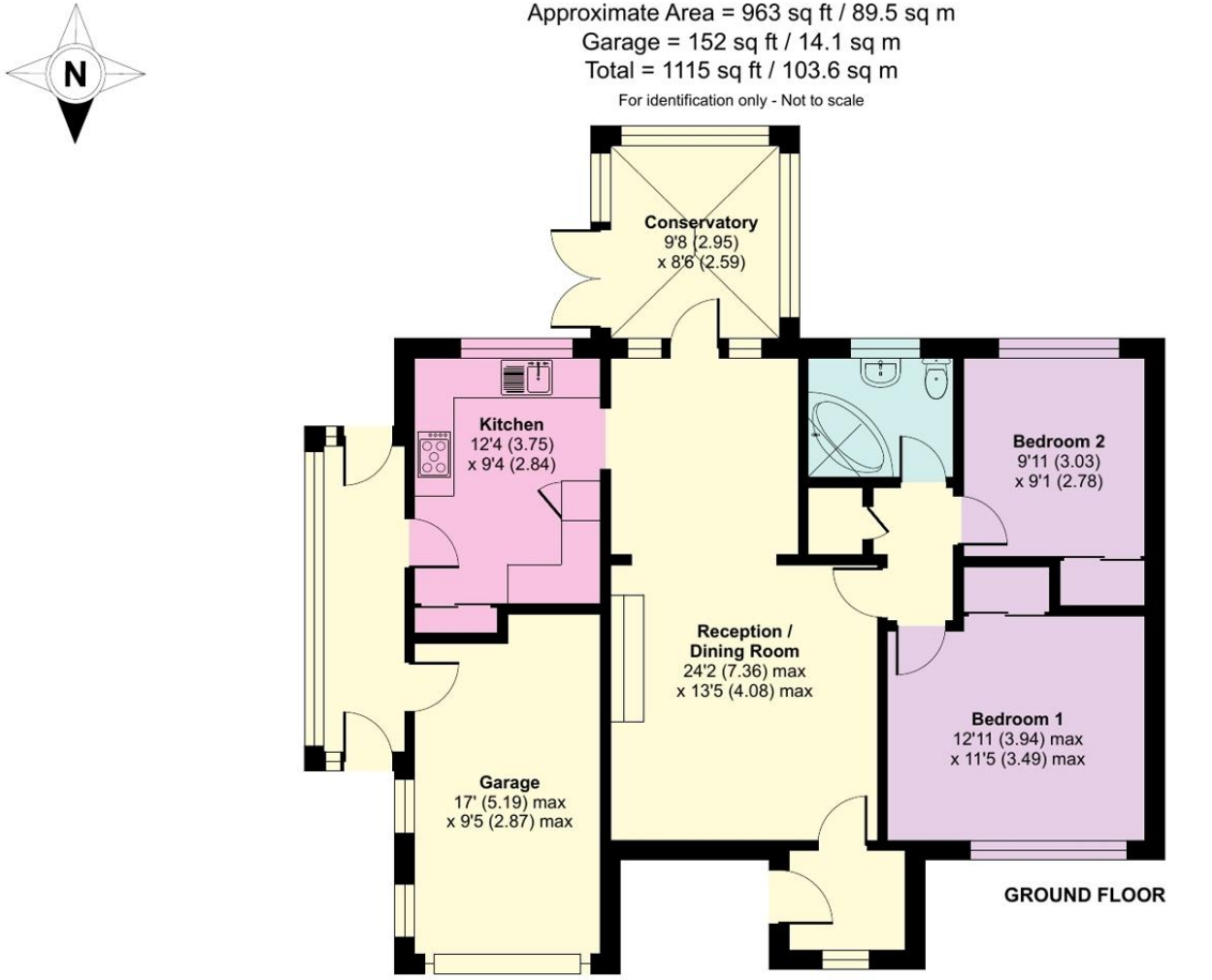




FLOORPLAN

Nant Y Glyn Felindre, Llanidloes, Powys, SY18 6PH

Approximate Area = 963 sq ft / 89.5 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1115 sq ft / 103.6 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). Produced for Morris Marshall & Poole. REF: 1435805

©nichecom 2025.

MORRIS MARSHALL POOLE