

MORRIS MARSHALL POOLE

Pen Y Cae, Brynllugan

Cefn Coch, Welshpool, Powys, SY21 0AR

Asking Price: £385,000

Pen y Cae is situated within the small and peaceful village of Cefn-coch, a charming rural community surrounded by unspoilt Mid Wales countryside. The village enjoys a quiet, scenic setting with a Public house which serves as the hub of the centre and is host to a range of activities and events. The property is conveniently positioned within easy reach of the nearby market town of Llanfair Caereinion, which offers a range of everyday amenities including shops, schooling, and local services, making this an ideal location for those seeking a balance of countryside living with practical accessibility. Welshpool and Newtown are both within easy reach with mainline train stations and national retail outlets.

The property itself is an impressive modern detached family home, thoughtfully designed to provide both excellent Bedroom accommodation and a superb flow of ground floor living space, perfectly suited to modern family requirements and entertaining alike. Occupying an enviable position with an open rear aspect, the house enjoys far-reaching views across the surrounding countryside, creating a wonderful sense of space and tranquillity.

The accommodation is entered via an inviting Entrance Hall featuring a tiled floor and useful understairs storage, together with a conveniently located Cloakroom fitted with a two-piece suite. The Principal Reception Space is a superb Through-Lounge, enjoying dual aspects to both the front and rear, enhanced by an elegant Oak herringbone floor and centred around a charming wood-burning stove, providing a warm and welcoming focal point. To the front of the property lies a separate Dining Room, ideal for more formal occasions, with a continuation of the tiled flooring from the Hallway, creating a cohesive and practical layout. The Kitchen is a particular highlight, fitted with a quality range of Shaker-style units complemented by Oak work surfaces, offering ample wall and base storage alongside a built-in double oven and LPG hob. Double doors connect the Kitchen seamlessly to the Dining Room, while an open aspect leads through to the outstanding Sunroom extension at the rear.









- Spacious Detached Modern Family Residence in a Tranquil Rural Setting
- Four Well-Proportioned Bedrooms with Versatile Accommodation
- Impressive Through-Lounge with Oak Herringbone flooring and wood-burning stove
- Stylish Shaker Style Kitchen with Oak work surfaces and Integrated Appliances
- Stunning Vaulted Sunroom with Panoramic Countryside Views and multi-fuel stove
- Generous Driveway, Integrated Garage, and Ample Parking
- Attractive Gardens to front and rear with patio, lawns, and powered Outbuildings
- Energy Efficiency Rating: 65 (D) (Expires: 19/04/2036)







CONT:
This superb addition provides a striking living space with a vaulted ceiling, Velux roof lights, and a tiled floor, together with a secondary multi-fuel stove. Panoramic patio doors frame delightful views across the garden and the rolling countryside beyond, making this an exceptional space for relaxation or entertaining throughout the year. A separate Utility Room offers further practicality, fitted with a ceramic sink, integrated dishwasher, and plumbing for a washing machine, with direct access to the Integrated Garage, which features an electric roller door and houses the Worcester Oil-fired central heating boiler.

To the first floor, a Gallery Landing with linen storage leads to Four Bedrooms. These comprise two generous front-facing doubles, one of which benefits from a built-in wardrobe, together with a rear Double Bedroom also featuring a built-in wardrobe, and a further Single Bedroom. The Family Bathroom is well-appointed with a bath, separate shower cubicle with mixer shower, vanity wash basin, and low-level WC.

OUTSIDE
Externally, the property is approached via a gated entrance leading onto a tarmacadam driveway and hardstanding area, providing ample off-road parking and access to the Garage. The front garden is laid predominantly to lawn, extending to the side of the property.

To the rear, the property enjoys a delightful and generously proportioned garden, thoughtfully arranged with a paved patio area ideal for outdoor dining, opening onto level lawned gardens. A range of useful external sheds, all with power and light connected, provide excellent storage or potential for workshop use. The rear garden, like the house itself, takes full advantage of the outstanding open countryside backdrop, offering a peaceful and highly attractive outdoor environment.

COUNCIL TAX
Band 'E' (Powys County Council).

TENURE
Freehold.

LAND REGISTRY NUMBER CYM356936

DIRECTIONS From Welshpool proceed on the A458 signposted Llanfair Caereinion. On entering the town turn left over the river bridge and bear right in front of the former HSBC bank and take the next left into Watergate Street bearing right signposted Cefn Coch. Carry along this road where the property will be located on the left hand side.
What3words:///triathlon.happy.thundered

SERVICES Mains electricity, Water, Private Drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

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 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.

FLOOD RISK (PER NRW)
Flooding from rivers - very low risk - risk less than 0.1% chance each year.
Flooding from the sea - very low risk - risk less than 0.1% chance each year.
Flooding from surface water and small watercourses - very low risk - risk less than 0.1%chance each year.

BROADBAND AND MOBILE SIGNAL
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For Sale.















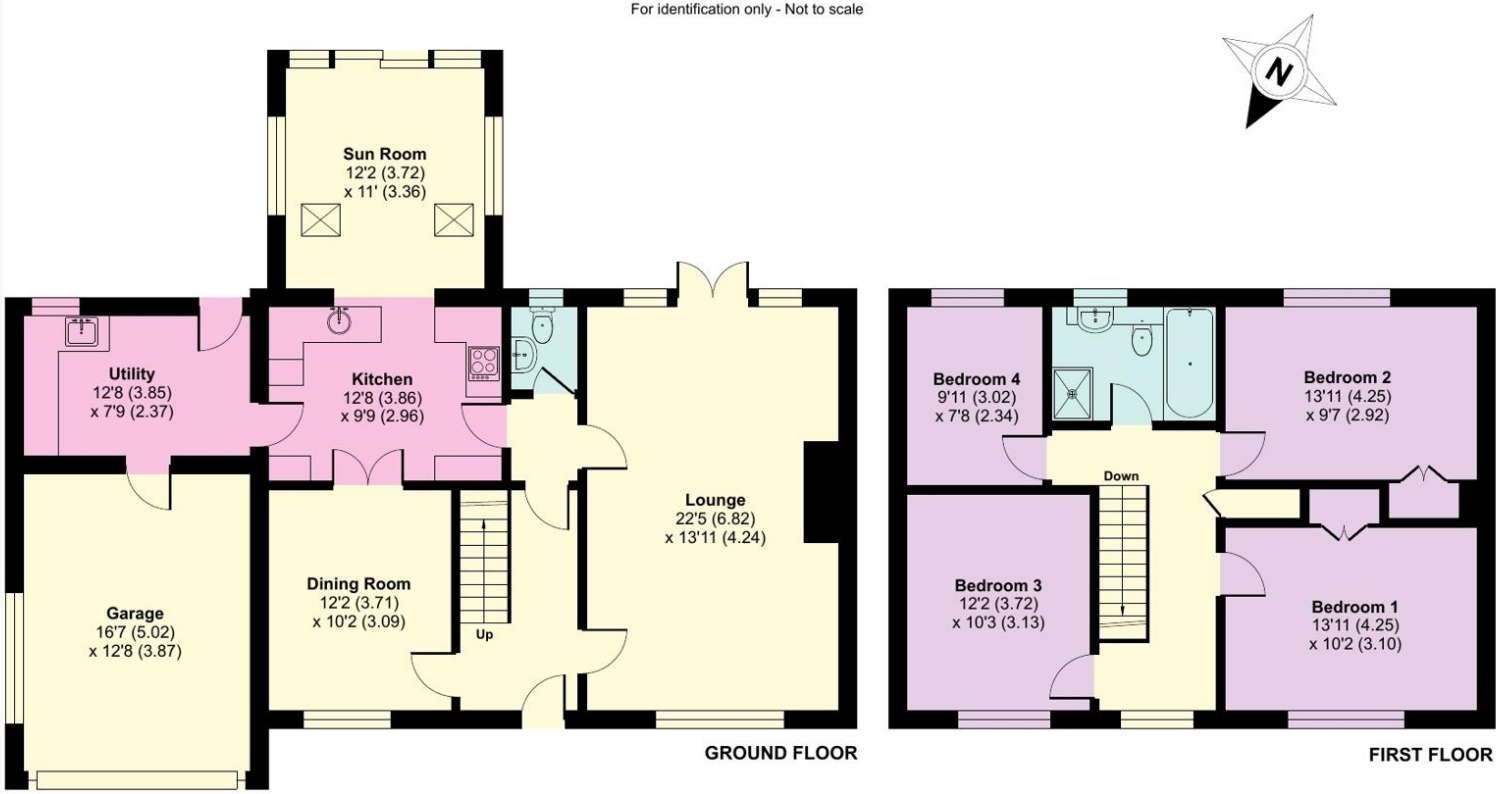




FLOORPLANS

Pen Y Cae Brynllugan, Cefn Coch, Welshpool, SY21 0AR

Approximate Area = 1647 sq ft / 153 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 1853 sq ft / 172.1 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: 1440921

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