

MORRIS MARSHALL POOLE

Glasfryn, 6 Maesyllan

Llanerfyl, Welshpool, Powys, SY21 0EH

Asking Price: £175,000

6 Maesyllan is a well-maintained semi-detached home offering comfortable and practical accommodation arranged over two floors. Enjoying attractive views across the surrounding countryside, the property benefits from UPVC Double Glazing and Oil-Fired Central Heating and is presented in good decorative order throughout.

The property occupies a pleasant position within the popular rural village of Llanerfyl, a traditional Mid Wales community surrounded by unspoilt countryside. The village offers a range of everyday amenities including a primary school, village hall and public house, whilst the nearby market towns of Welshpool and Llanfair Caereinion provide a more comprehensive range of shopping, educational and recreational facilities. The surrounding area is renowned for its scenic countryside, walking routes and outdoor pursuits, making it an ideal location for those seeking a quieter pace of life whilst remaining accessible to larger centres.

The accommodation is entered through a welcoming through Lounge, a bright and comfortable reception space centred around a multi-fuel stove, creating an attractive focal point and providing a cosy atmosphere during the colder months. To the rear, the Kitchen incorporates a range of wall and base units together with a sink unit, plumbing for a dishwasher and an LPG cooker point. The adjoining Dining Area enjoys a dual aspect to the front and side elevations, creating a pleasant and light-filled space for everyday dining and entertaining. Leading off the Kitchen is a useful pantry providing additional storage, whilst a Utility Room offers further practicality and incorporates a generous built-in store. The Utility Room also provides external access to the rear garden and access to a useful ground floor W.C.

On the first floor, the landing serves two well-proportioned Double Bedrooms, both enjoying pleasant outlooks over the surrounding area, together with a three-piece Family Bathroom.









- Two Double Bedroom Semi-Detached House in a Pleasant cul-de-sac Position
- Well-Presented Accommodation in good Decorative order Throughout
- UPVC Double Glazing and Oil-Fired Central Heating
- Through Lounge with multi-fuel stove and Attractive Rural Outlooks
- Kitchen/Dining Room with Utility Room, Pantry and Ground Floor W.C.
- Gated Driveway Parking and Enclosed front Garden with picket fence Boundary
- Landscaped rear Garden with Greenhouse, Sheds, Raised Beds and Lawned Areas
- Energy Efficiency Rating: 47 (E) (Expires: 28/06/2036)







OUTSIDE

The property occupies a pleasant cul-de-sac position and is approached via a gated driveway providing off-road parking. To the front, the garden is pleasantly enclosed by a traditional picket fence and is attractively planted with a variety of specimen shrubs and perennial plants, creating an appealing first impression.

A side pathway leads to the rear garden, which has been thoughtfully landscaped to provide an enjoyable outdoor environment. The garden incorporates lawned areas, raised planting beds, shrub borders, useful garden sheds and a greenhouse, offering excellent opportunities for keen gardeners and those wishing to make the most of the outdoor space.

SERVICES

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

COUNCIL TAX

Band 'C' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool travel west on the A458 passing though Llanfair Caereinion and onto Llanerfyl. After passing the` T` junction signposted Talerddig on the left after a short distance, turn left up the incline passing Erw Deg on the right hand side. Maes Y Llan is the second turn on the right with the property set at the head of the cul de sac.

What3words://tonality.sized.condensed

LAND REGISTRY NUMBER

CYM159410

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.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker





























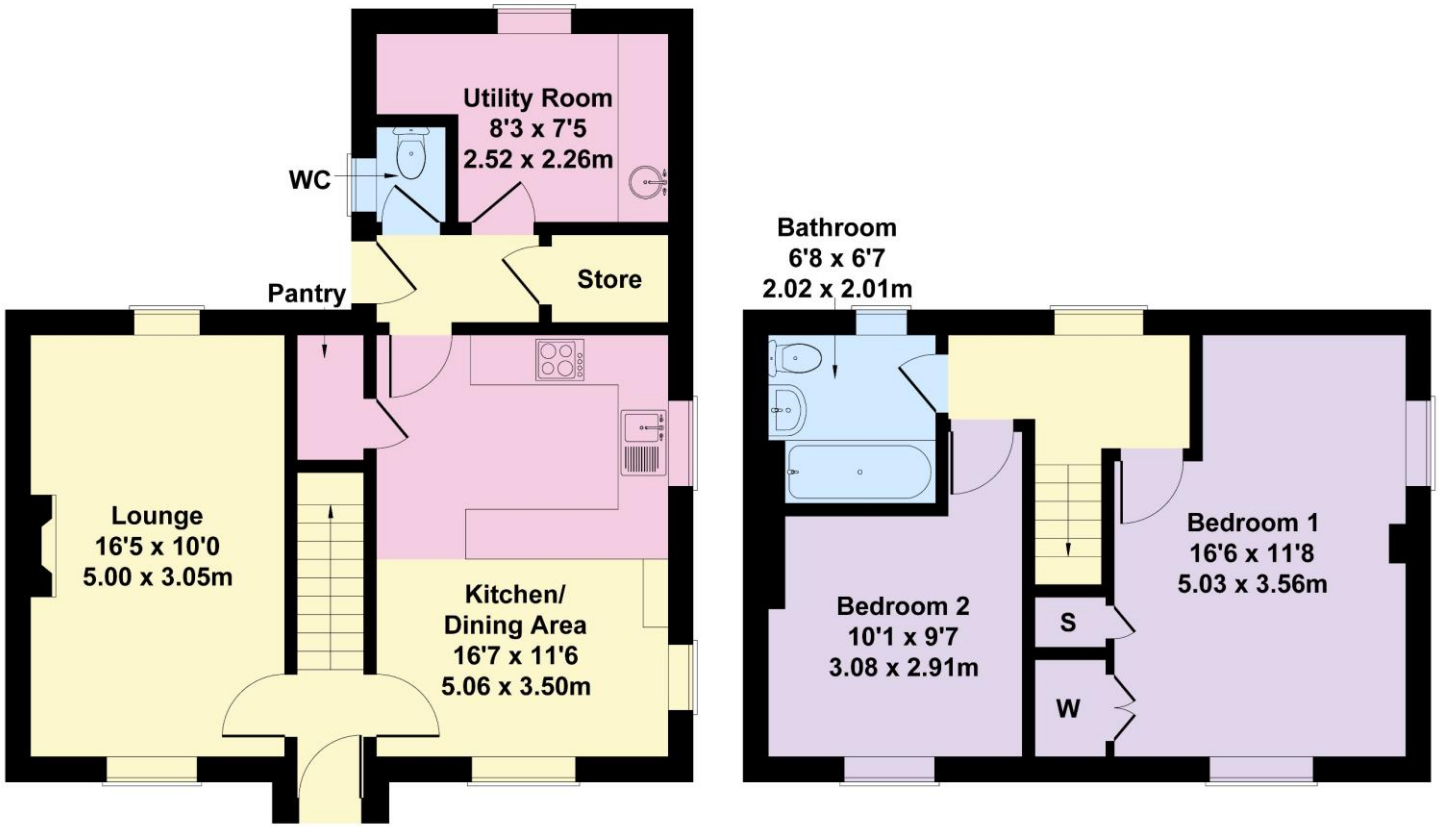




FLOORPLANS

Glasfryn, 6 Maesyllan, Llanerfyl

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR **FIRST FLOOR**

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

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