



MORRIS
MARSHALL
POOLE

2 Trewen

Llandinam, Powys, SY17 5BU

Guide Price: £300,000

A Semi-Detached Dwelling House situated on a small estate within the village of Llandinam. Llandinam is centrally situated between the market towns of Llanidloes and Newtown and is also 2.5 miles from Caersws with its railway station. The village has a pub, village hall, countryside walks, bus stop and is also close to a number of local tourist attractions such as Powis Castle, Clywedog Reservoir, Hafren Forest and the coastal resort of Aberystwyth some 38 miles away.

The property offers spacious family accommodation requiring some upgrading to taste with 4 Bedrooms, level garden plot and useful garage.

The accommodation comprises:

Ground Floor

Front Entrance Porch/Study with UPVC door

Inner Hall with understairs cupboard, staircase to first floor.

Living Room with log gas fire (gas disconnected), French doors to

Conservatory

Breakfast Room/Snug

Kitchen with light oak fitted units comprising base, drawer and wall units, granite worktop surfaces, plumbing for dishwasher, integrated fridge/freezer, built-in cooker, integrated microwave, 5 ring gas hob (no gas) (this was from a gas tank bottle), extractor over, tiled floor, part tiled walls, integrated granite sink and drainer.

Utility Room with oil central heating boiler, stainless steel sink, plumbing for washing machine, store cupboard with shelves.

Shower Room with shower cubicle, WC, pedestal washbasin.

Large Rear Conservatory with tiled floor, French doors and rear door, underfloor heating.

First Floor

Landing with access to loft via ladder.

Main Bedroom (1) with 2 built-in double wardrobes.

Side Bedroom (2) with built-in cupboard.

Rear Bedroom (3)

Front Bedroom (4)

Family Bathroom with panelled bath with shower over, pedestal washbasin, WC, bidet, airing cupboard.

- Semi-Detached 4 Bedroom Dwelling House
- Situated on a small estate within the village of Llandinam
- Offers spacious family accommodation
- Requiring some upgrading to taste
- Front Entrance Porch/Study, Living Room, Conservatory
- Breakfast Room/Snug, Kitchen, Utility Room, Shower Room
- 4 Bedrooms, Family Bathroom
- Level garden plot, paved parking area
- Double Garage/Workshop, front lawn area
- EPC - E (46) Exp 28.6.2036





OUTSIDE

Metal entrance gates leads to paved parking area. Double Garage/Workshop 6.1m x 8.96m with 2 metal up and over doors, partition with door through to rear workshop and rear door, light and power points. Greenhouse, oil tank, rear level lawn, front lawn area.

SERVICES

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

TENURE

Freehold. Land Registry Title Number: CYM95644.



VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Llanidloes proceed on the A470 to Llandinam, on arriving in the village turn right opposite the Lion Public House, follow the road around to the right, take the next turn right into Trewen and the property is immediately on the right hand side.

What3words: trustees.riverside.litigate

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 06/26





FLOORPLAN

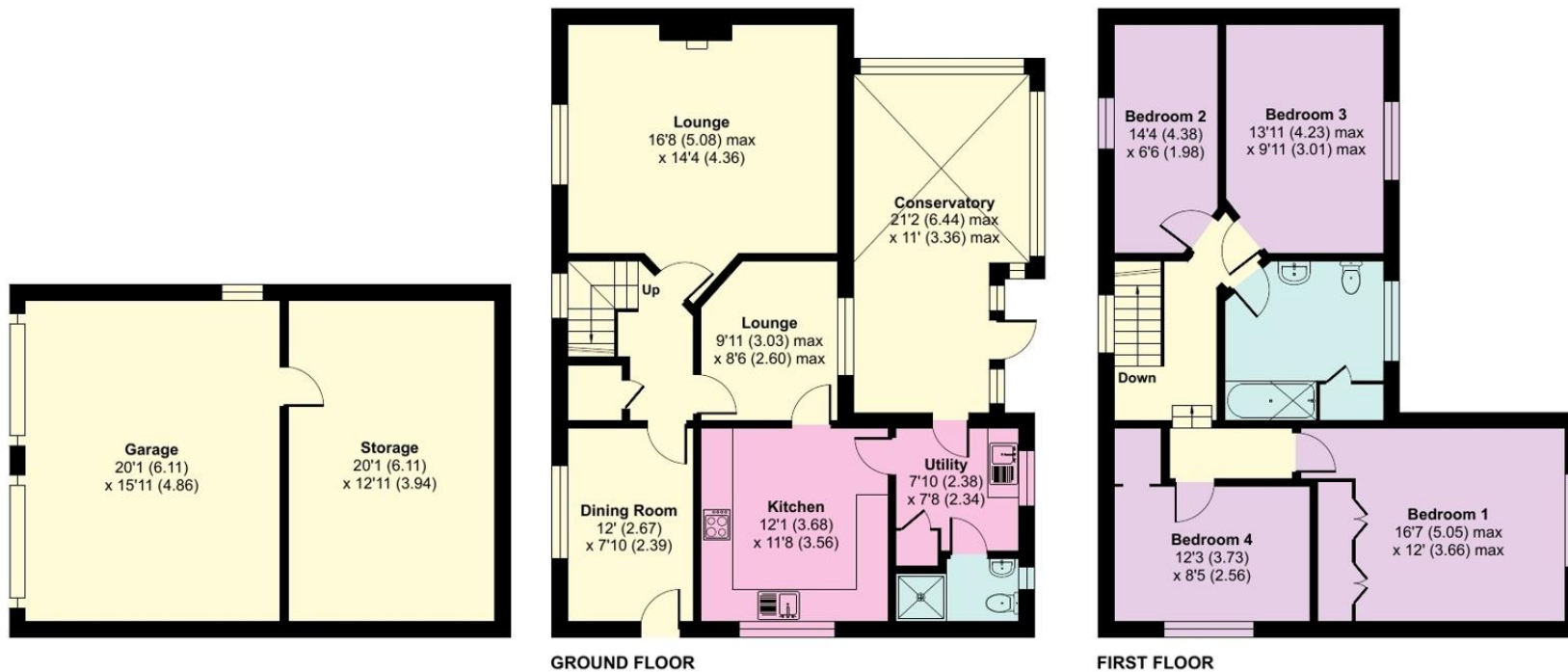
2 Trewen, Llandinam, Powys, SY17 5BU

Approximate Area = 1770 sq ft / 164.4 sq m

Garage = 589 sq ft / 54.7 sq m

Total = 2359 sq ft / 219.1 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). © nichecom 2026. Produced for Morris Marshall & Poole. REF: 1478764