

MORRIS MARSHALL POOLE

The Kestrels

Glan-y-Nant, Llanidloes, Powys, SY18 6PQ

Guide Price: £275,000

A Substantial 3 storey Semi-Detached Dwelling House located in the pretty hamlet of Glan y Nant some 2 miles from the market town of Llanidloes.

Llanidloes sits on the banks of the River Severn with its historic black and white market hall, array of small shops, cafes and public houses, primary and high school, sports centre and recreational facilities. Close to a number of local tourist attractions such as Clydwedog Reservoir with its sailing and fishing club, Hafren Forest with its boardwalk to the source of the Severn, the coastal resort of Aberystwyth some 32 miles away.

The property does require a scheme of updating to taste but provides excellent 4/5 Bedroom family accommodation over 3 levels.

The accommodation comprises:

Ground Floor

Entrance Hall with UPVC double glazed entrance door, staircase to first floor.

Study

Family Room/Work Room/Bedroom 5 cupboard housing central heating oil boiler, side entrance door.

First Floor

Landing

Open Plan Dining/Lounge with sliding patio door to railed front balcony with views over the surrounding countryside, open fire in feature surround, bar servery, sliding rear patio door, staircase to first floor.

Kitchen with drawer, base, larder and wall units, stainless steel double drainer sink unit, breakfast bar, understairs cupboard, rear door.

Second Floor

Landing with airing cupboard, built-in cupboard.

Family Bathroom with panelled bath, WC, pedestal washbasin, shower cubicle, wall mirror.

Main Bedroom (1) with dormer window enjoying country views.

Ensuite Shower Room with shower cubicle, washbasin, WC.

Front Bedroom (2) with front view.

Rear Bedroom (3) with large picture window to garden view.

Rear Bedroom (4)

- Substantial 3 storey Semi-Detached Dwelling House
- Located in the pretty hamlet of Glan y Nant
- 2 miles from the market town of Llanidloes
- Require a scheme of updating to taste
- Excellent 4/5 Bedroom family accommodation over 3 levels
- Entrance Hall, Study, Family Room/Work Room/
- Bedroom 5
- Open Plan Dining/Lounge, Kitchen, 4 Bedrooms
- Ensuite Shower Room, Family Bathroom
- Enclosed rear garden with patio, terraced area
- EPC - TBC













OUTSIDE
The property is accessed as a right of way over the neighbouring property to a private front parking area. Side area with oil tank. Enclosed rear garden with patio, terraced area, garden shed, greenhouse, outside light and power point.

SERVICES
Mains electricity and water. Shared septic tank with neighbouring property. 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 'E' (online enquiry).

TENURE
Freehold. Land Registry Title Number: CYM839906.
N.B The neighbouring retaining wall needs to be replaced (structural engineers report available).

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

DIRECTIONS
From our office in Great Oak Street proceed to the Old Market Hall proceed straight down Shortbridge Street turning left over Short Bridge, continue on this road for approximately 1.5 miles. On arriving in Glan y Nant proceed through and the property is located on the right hand side indicated by the Agents For Sale board. **What3words: louder.surely.cartoons**

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















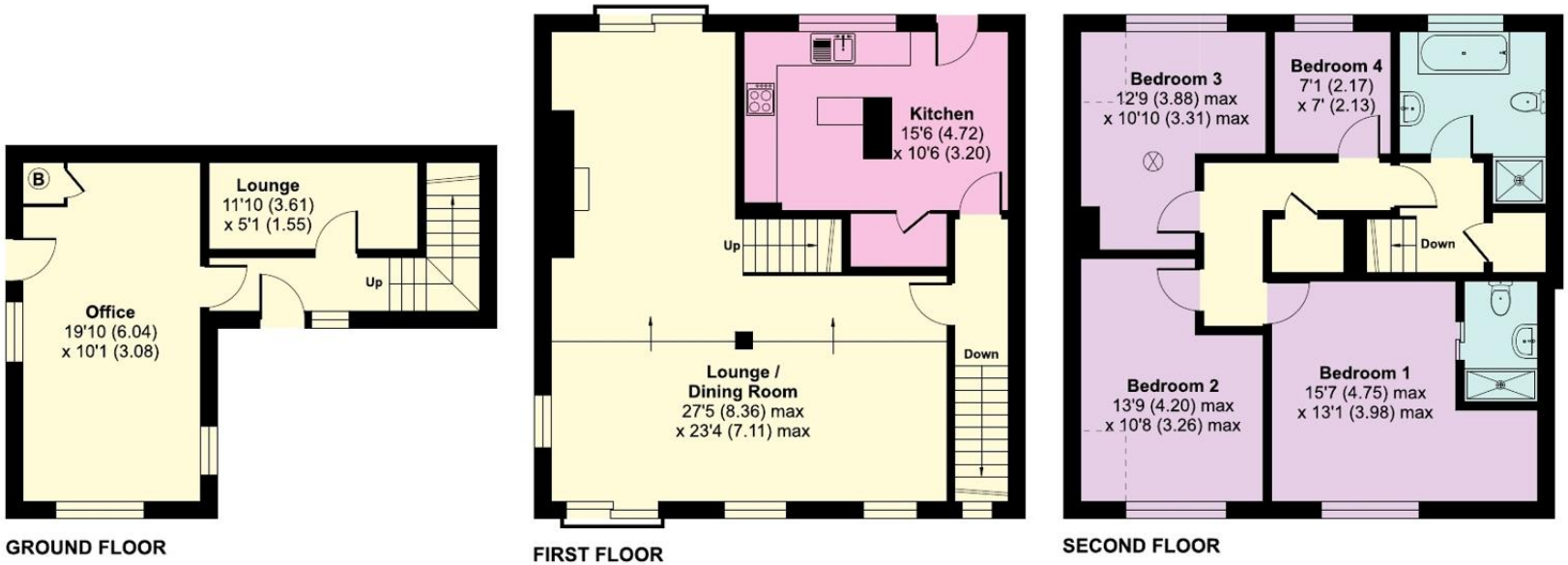


FLOORPLAN

The Kestrels Glan-y-Nant, Llanidloes, Powys, SY18

Approximate Area = 1801 sq ft / 167.3 sq m
Limited Use Area(s) = 21 sq ft / 2 sq m
Total = 1822 sq ft / 169.3 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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: 1479463

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