

MORRIS MARSHALL POOLE

43 Pentre Gwyn

Trewern, Welshpool, Powys, SY21 8DZ

Asking Price: £180,000

Situated within the popular village of Trewern, the property enjoys a peaceful residential setting whilst remaining highly convenient for everyday amenities. The village offers a welcoming community, primary school and excellent road links, making it an ideal location for commuters, with Welshpool just a short drive away and Shrewsbury easily accessible via the A458, providing a wider range of shopping, leisure and rail connections.

This is a superb opportunity to acquire a stylish, energy-efficient home in excellent condition, combining modern comforts with a convenient village location, and is offered to the market with the added advantage of No Forward Chain.

Internally, the property has been exceptionally well maintained and offers spacious, light-filled accommodation ideally suited to families, first-time buyers or those simply seeking a home requiring little or no immediate work. The welcoming Entrance Hall leads through to a generous Lounge, where an attractive cast-iron wood-burning stove sits within a brick fireplace beneath a timber beam, creating an excellent focal point and a cosy living space. The Lounge opens into a stylish Kitchen/Dining Room, fitted with a modern range of Shaker-style wall and base units complemented by high-gloss work surfaces, an integrated electric oven, ceramic hob with extractor, stainless steel sink and ample space for additional appliances. An understairs cupboard provides useful storage and houses the hot water cylinder, whilst a separate Utility Room offers further appliance space, plumbing for a washing machine and direct access to the rear garden.

To the first floor are three well-proportioned Bedrooms, comprising two comfortable doubles and a generous single Bedroom, all served by a neatly appointed Family Bathroom fitted with a white three-piece suite and shower over the bath. A sizeable loft, accessed via a hatch from the landing, provides excellent additional storage potential.









- Spacious Three Bedroom End-Terrace Family Home
- Immaculate, Turnkey Condition Throughout
- Offered for Sale with No Forward Chain
- Recently Installed Air Source Heat Pump and Solar Panels
- Modern Kitchen/Dining Room and Separate Utility Room
- Attractive Lounge with feature wood-burning stove
- Enclosed rear Garden with patio, Landscaped Garden and rear access
- Energy Efficiency Rating: 74 (C) (Expires: 24/11/2035)







OUTSIDE

Externally, the property is set behind an enclosed gravelled front garden with wrought iron pedestrian gate. To the rear, the enclosed garden enjoys a paved patio with steps leading down to a recently landscaped level garden area offering excellent potential for lawn or further planting, together with a garden shed and gated rear access.

SERVICES

Mains electricity, Water, Drainage, Air source, Solar panels installed. **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, proceed north along the by-pass to the Shrewsbury roundabout (by Welshpool Livestock Market). Take the A458 Shrewsbury road and continue for approximately 3.5 miles to Trewern. After passing the school on the right, continue past the farm on the left and then turn left signposted "Criggion". Continue for a short distance and take the right hand turn into Pentre Gwyn. Take the second turn in the development where No 43 Pentre Gwyn is located on the right hand side.

Whatwords:///quick.iterative.spices

LAND REGISTRY NUMBER

WA2223830

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

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























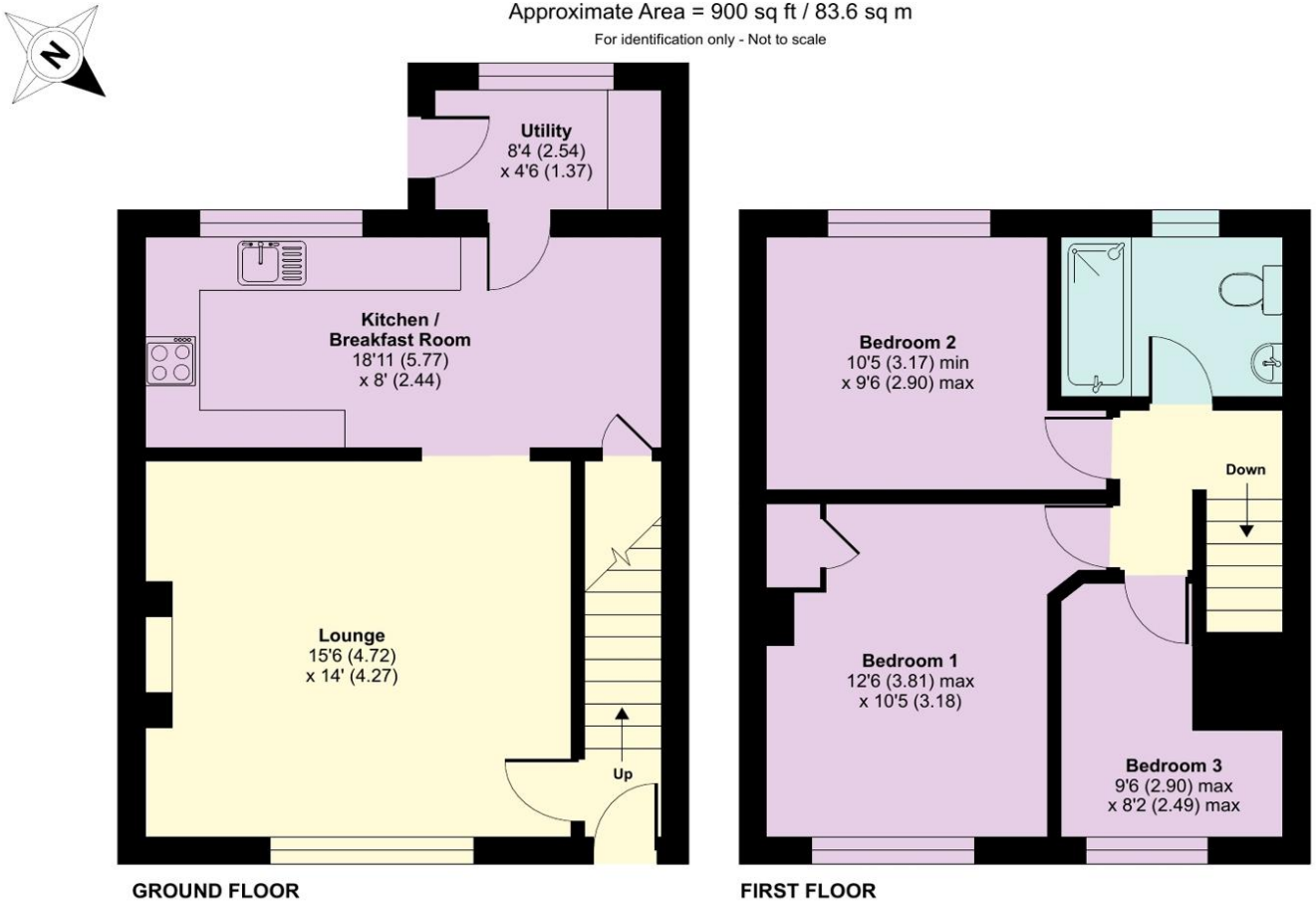


FLOORPLANS

43 Pentre Gwyn, Trewern, Welshpool, SY21 8DZ

Approximate Area = 900 sq ft / 83.6 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). ©nichecom 2026. Produced for Morris Marshall & Poole. REF: 1494321

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