



MORRIS
MARSHALL
POOLE

Trem Y Don, Maes Y Gof

Foel, Welshpool, Powys, SY21 0AU

Asking Price: £215,000

The property is approached via a tarmacadam forecourt providing ample off-road parking. A paved pathway leads to the front entrance, where a UPVC Double Glazed entrance door, flanked by attractive external coach lanterns, opens into a spacious L-shaped reception Hallway providing access to all rooms.

Situated to the front of the bungalow is a comfortable Lounge featuring a coved ceiling and a pleasant outlook over the front driveway.

The Kitchen is extensively fitted with a range of veneered wall and base units incorporating complementary work surfaces together with a stainless steel 1½ bowl sink unit. Integrated appliances include an oven and hob, whilst there is space for a fridge freezer together with plumbing for a slimline dishwasher. The room is finished with a ceramic tiled floor and has an internal door leading directly into the Integral Garage. The Garage provides excellent storage and utility space, housing the wall-mounted Oil-fired central heating boiler together with plumbing for a washing machine. A loft hatch provides access to the roof space.

Leading from the main Hallway is a useful Study or Home Office Area. A further loft hatch provides access to the roof void, with Velux windows installed and which may offer potential for conversion into additional accommodation, subject to obtaining the necessary planning permissions and Building Regulation approval.

The two Bedrooms are situated towards the rear of the bungalow, providing a pleasant degree of privacy. The Bathroom is fitted with a three-piece white suite comprising panelled bath, wash hand basin and WC, together with an electric shower fitted over the bath.



- Spacious well maintained Detached Bungalow
- Two well-proportioned Bedrooms
- Comfortable front-facing Lounge
- Fitted Kitchen with integrated oven and hob
- Integral Garage with Utility facilities
- UPVC Double Glazing and Oil-Fired Central Heating
- No Forward Chain
- Energy Efficiency Rating: 60 (D) (Expires: 02/08/2036)



OUTSIDE

To the front, the generous tarmacadam forecourt provides ample parking for several vehicles. A paved pathway extends to both sides of the bungalow, providing easy access to the rear. The rear garden has been designed with ease of maintenance in mind, being laid to paving and providing an ideal space for pots and container planting. The garden also accommodates the oil storage tank and benefits from a personnel door leading into the rear of the integral garage, whilst the pathway continues around the opposite side of the property, providing convenient access around the bungalow.

The Foel is a small integrated community that has its own character and charm albeit distant from a large town. The purchase of the property would allow anyone to integrate into this and enjoy a part in village life with an excellent Primary school in Llangadfan, Ysgol Dyffryn Banwy.

SERVICES

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

DIRECTIONS

Travelling from Welshpool office proceed from Broad Street into High Street, continue to Raven Square roundabout taking the first exit Llanfair Caereinion, continue along this road passing through Llanfair Caereinion, continue on the A458 passing through the villages of Llanerfyl and Llangadfan, upon reaching Foel pass the sign for Foel, continue past the shop and Post Office on the left hand side turning immediately left into Dolafon, and then turn left again into Maes Y Gof where the property can be found on the left hand side of the cul de sac.

What3words:///vine.manly.signature

COUNCIL TAX

Band 'E' (Powys County Council).

TENURE

Freehold.

LAND REGISTRY NUMBER CYM367750

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 – medium risk – risk between 1% and 3.3% each year.

Flooding from Sea – very low risk – risk less than 0.1% chance each year

Flooding from Surface Water and small watercourses – high risk – risk greater than 3.3% chance each year

Please note: There has been no flooding at the property for the past 15 to 20 years and the property has remained fully insured for flood cover throughout with no issues obtaining insurance and no claims made.

BROADBAND AND MOBILE SIGNAL

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









FLOORPLANS

Trem Y Don Maes Y Gof, Foel, Welshpool, SY21 0AU

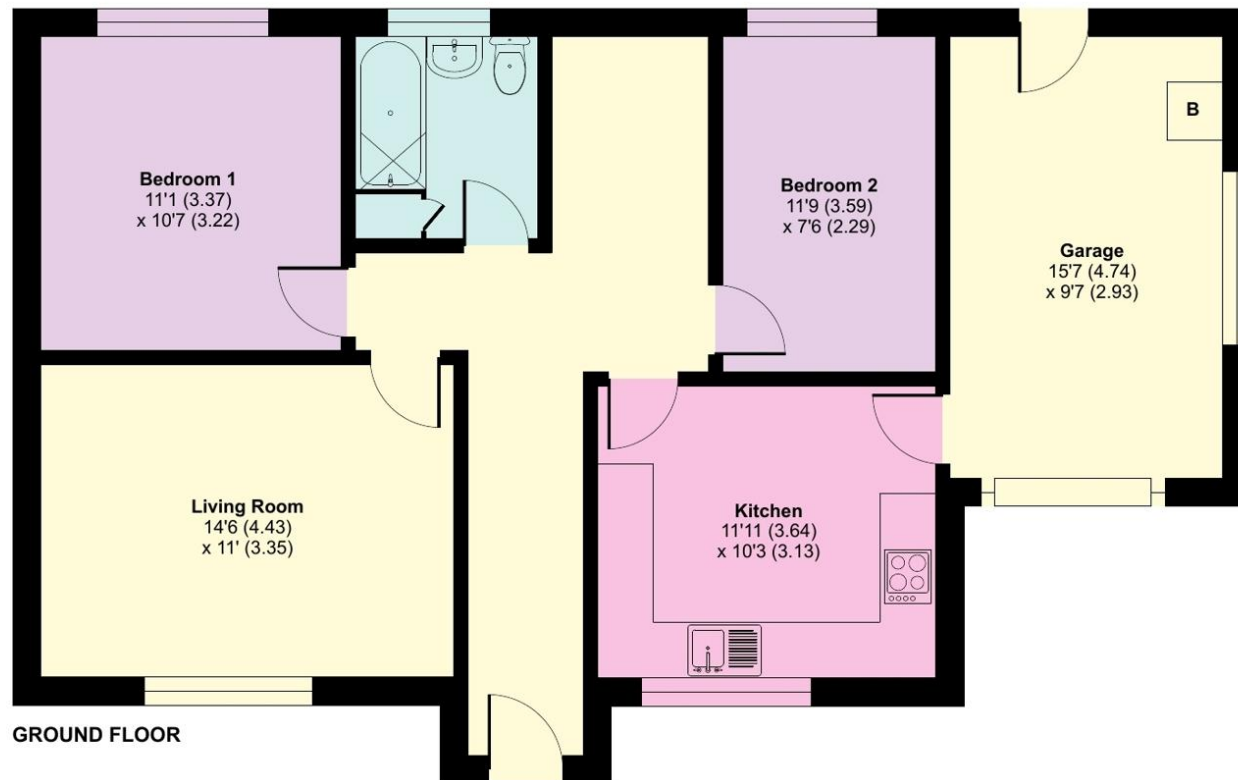


Approximate Area = 722 sq ft / 67.1 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 871 sq ft / 80.9 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). © nitchcom 2026. Produced for Morris Marshall & Poole. REF: 1499453

