

MORRIS MARSHALL POOLE

Woodchurch

Trefeglwys Road, Llanidloes, Powys, SY18 6HZ

Guide Price: £425,000

Occupying an elevated plot extending to approximately one acre on the edge of the popular market town of Llanidloes, this modernised three-bedroom detached bungalow enjoys far-reaching views across the surrounding countryside and backs directly onto Penrallt Woods, offering immediate access to scenic woodland walks. The property provides light-filled, versatile accommodation, while the generous gardens offer tremendous potential for further landscaping.

The welcoming **Entrance Hall** features attractive wood-effect flooring and a generous cloaks cupboard with shelving.

The dual-aspect **Lounge** is flooded with natural light and enjoys stunning elevated views towards the surrounding hills, with a wood burning stove creating an attractive focal point.

The spacious **Kitchen/Dining Room** offers ample room for family dining and entertaining, with fitted base and wall units, laminate worktops, a raised double oven, ceramic hob, centre island with wooden worktop, recess for an American-style fridge freezer, and an integrated dining bench.

A versatile **Snug** opens onto the front decking through patio doors and could equally serve as a formal dining room or fourth bedroom.

The snug also provides access to the attached single **Garage/workshop** with power and double doors to the front, while a generously sized **Utility Room** to the rear offers plumbing for laundry appliances and its own external entrance.

The bungalow offers **three well-proportioned Bedrooms**, including two doubles with built-in double wardrobes and a spacious single bedroom with ample room for additional furniture.

The well-appointed **Bathroom** is fitted with a roll-top bath, separate shower enclosure, vanity unit and WC, complemented by tiled flooring and a rear-facing window.

An **Inner Hallway** provides further practical storage with a built-in wardrobe and airing cupboard.

- Detached three-bedroom bungalow
- Elevated plot of approximately one acre
- Far-reaching countryside views
- Backing directly onto Penrallt Woods
- Modernised, light-filled accommodation
- Garage, utility and ample parking
- Extensive gardens with landscaping potential
- EPC - D (68) Exp 3.8.2036













OUTSIDE

Externally, the property continues to impress with extensive gardens extending to approximately one acre. A lower driveway provides parking for two vehicles, while an upper driveway offers additional parking in front of the attached garage. The landscaped front garden has been thoughtfully terraced with a variety of mature shrubs, trees and planting, while an elevated decked seating area provides the perfect vantage point to enjoy the spectacular countryside views.

The extensive rear garden slopes gently towards Penrallt Woods, with a raised lawn, seating area and established hedging immediately adjoining the property. Beyond, the predominantly lawned garden offers an excellent blank canvas for buyers wishing to create their own landscaped haven, with young trees and shrubs already established. A further seating area to the side of the property completes this outstanding outdoor space, making this an ideal home for those seeking privacy, space and direct access to nature.

SERVICES

Mains electricity, water and drainage. Electric heating with solar feeding in. Solar panels and four solar batteries installed. Wood burning stove which along with the flue is serviced every year.

N.B. The services and appliances 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 'F' (online enquiry).

TENURE

Freehold. Land Registry Title Number: CYM776180.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From Llanidloes proceed down Longbridge Street towards the roundabout, taking the first exit for Trefeglwys. Continue on the B4569 towards the edge of the town. The property can be found on the edge of the town, directly opposite the Coed Y Llan estate.

What3words: terminal.litters.fulfilled

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 08/26











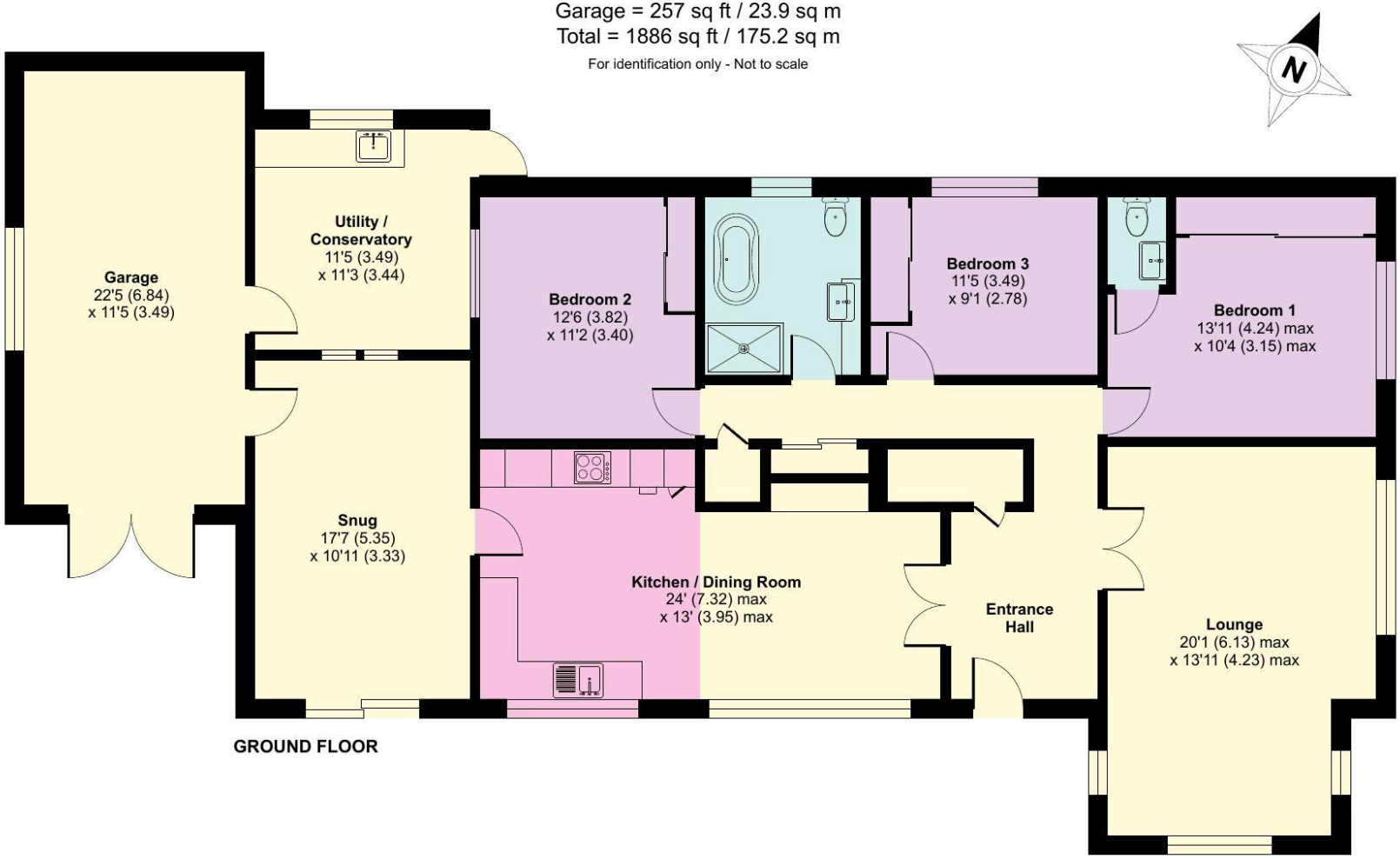




FLOORPLAN

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Approximate Area = 1629 sq ft / 151.3 sq m
Garage = 257 sq ft / 23.9 sq m
Total = 1886 sq ft / 175.2 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: 1497047

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