



MORRIS
MARSHALL
POOLE

Brynawelon, High Street

Llanfyllin, Powys, SY22 5AF

Asking Price: £200,000

Brynewelon occupies an elevated and private position within the popular Mid Wales town of Llanfyllin, enjoying an attractive outlook across the town towards the surrounding countryside. Llanfyllin is a well-established and friendly community, providing a useful range of local shops, everyday amenities, services and community facilities, whilst the nearby towns of Welshpool and Oswestry offer a wider range of shopping, leisure and recreational facilities. The surrounding area is renowned for its attractive countryside, with excellent opportunities for walking, cycling and enjoying the rural landscape.

The property comprises a detached bungalow of non-traditional construction, benefiting from Double-Glazed windows and Town Gas central heating. Whilst requiring improvement and modernisation, the property offers considerable scope for enhancement and potential redevelopment, subject to obtaining the necessary local authority planning permissions and other required consents.

A Side Entrance Hall provides access to two of the four Bedrooms, with one Bedroom positioned to the front and the second to the rear. There is a particularly light-filled Lounge, which benefits from a picture window to the front aspect and enjoys the property's elevated outlook. The Kitchen/Breakfast room leads off with a range of units, providing useful space for both cooking and dining with a useful Rear Entrance Hall. Two further Double Bedrooms are situated to the side of the property, together with a fully tiled Bathroom.



- Elevated Position commanding an Attractive Outlook across the town and Surrounding Countryside
- Four Bedrooms with fully tiled Bathroom
- Light-filled Lounge benefits from a large picture window to the front, taking full advantage of the vista
- The property is of Non-Traditional Construction and benefits from Double-Glazed windows and Town Gas Central Heating
- Well-screened by established hedging, with a sloping lawned garden and pedestrian access leading down towards the High Street.
- Offering considerable potential for modernisation, improvement and possible redevelopment, subject to obtaining the necessary local authority permissions and consents.
- Energy Efficiency Rating: 61 (D) (Expires: 03/08/2036)



OUTSIDE

Externally, the property is well screened by established hedging and enjoys a sloping lawned garden, providing a degree of privacy and taking advantage of the elevated setting. A pedestrian access leads down from the property towards the High Street, providing convenient access into the town. **There is no vehicular access or private parking allocated to the property**, and prospective purchasers are advised to satisfy themselves regarding the access arrangements and any rights or easements affecting the property.

SERVICES

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

COUNCIL TAX

Band 'D' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool travel out of town on the A490 through Bwlch y Cibau to Llanfyllin. Continue through Llanfyllin and Brynawelon is the last bungalow located on the left hand side. Access to the property is via the pedestrian gate located on High Street.

What3words:///poets.sporting.overheard

LAND REGISTRY NUMBER The property is not listed on Land Registry

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>







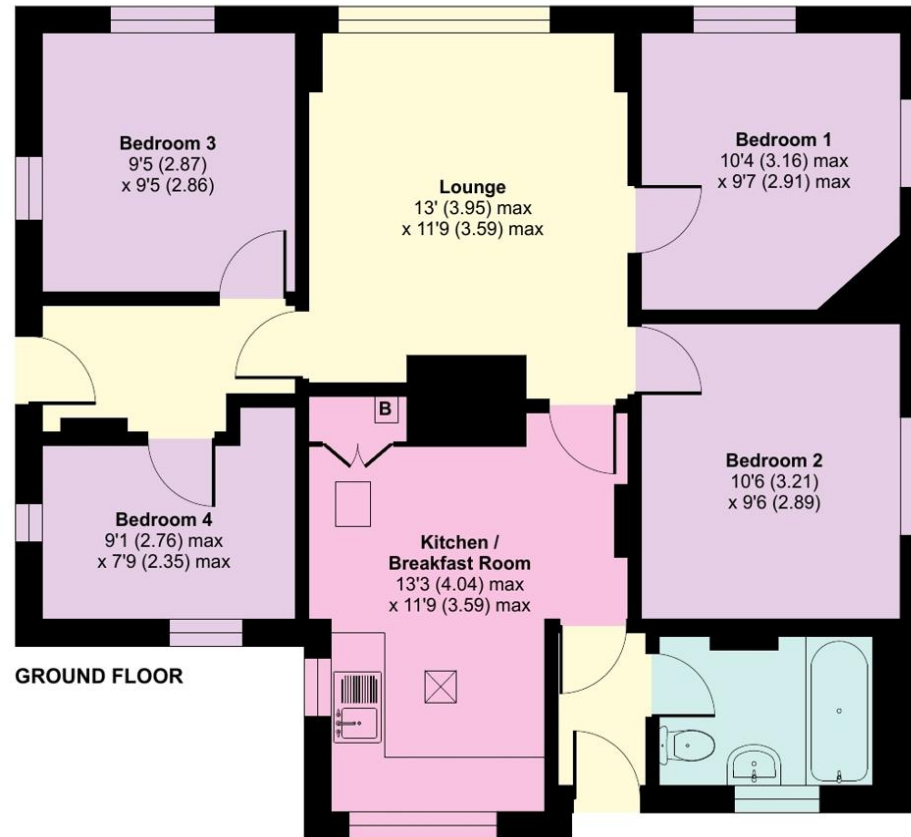


FLOORPLANS

Brynawelon High Street, Llanfyllin, Powys, SY22 5AF

Approximate Area = 807 sq ft / 75 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: 1495205