

MORRIS MARSHALL POOLE

48 Bryn Glas

Welshpool, Powys, SY21 7TL

Asking Price: £275,000

Occupying a prime position at the head of a desirable and peaceful cul-de-sac, this impressive detached bungalow enjoys an elevated setting that captures breathtaking panoramic views across the Severn Valley and stretching towards the Long Mountain. The property has been thoughtfully extended and much improved, offering spacious, versatile accommodation finished to an excellent standard throughout.

The approach is over a w generous brick-paved driveway providing ample off-road parking and a terraced frontage ideal for ornamental containers and seasonal planting. Gated access to both sides of the bungalow enhances practicality and privacy.

An Entrance Conservatory of UPVC construction welcomes you into the home, enjoying delightful open views across the development and surrounding countryside. Finished with attractive Ash laminate flooring and an external door to the front, this light-filled space flows seamlessly through French doors into the adjoining Lounge. The lounge is a warm and inviting reception room, continuing the Ash laminate flooring and centred around a charming feature brick fireplace, creating a focal point and a cosy atmosphere for relaxing evenings. From here, the accommodation opens into a spacious Kitchen/Breakfast Room, fitted with an extensive range of oak-fronted wall and base units providing excellent storage and preparation space. Integrated eye-level double oven and ceramic hob, complemented by an acrylic single-drainer sink and ceramic tiled flooring. A side Entrance Utility Room adds further convenience, offering additional wall and base units, a single-drainer sink unit, and housing the gas-fired combi boiler. A secondary access door to the front enhances the functionality of this space.









- Detached 3 Double Bedroom Bungalow
- Sought after Private Elevated Residential Setting, Stunning views across the Severn Valley and Long Mountain
- Extended and Significantly Enhanced Accommodation, Gas Fired Heating, UPVC Double Glazed
- Entrance Conservatory, Spacious Lounge with feature brick fireplace, Generous Kitchen/Breakfast Room with Oak fronted units and Utility Room, Study Area with Garden Access
- Contemporary Bathroom with P-shaped bath and shower
- Large, Deceptively Spacious Lawned rear Garden with terraces, Workshop and 2 Garden Sheds
- Extensive brick-paved Driveway with Ample Parking
- Energy Efficiency Rating: 69 (C) (Expires: 23/05/2028)







CONT: ....

An Inner Hallway has two built-in cupboards and an airing cupboard provide excellent storage. An opening leads to a useful side Study Area with a vanity washbasin and direct access to the rear garden, ideal for those working from home or seeking a hobby space. To the rear of the property are 3 well-proportioned Double Bedrooms, each enjoying a peaceful and private outlook over the rear garden. The contemporary Bathroom is fitted with a stylish three-piece suite comprising a vanity washbasin, WC, and a 'P' shaped bath with mixer shower above, finished in modern tones to create a fresh and relaxing space.

OUTSIDE

Externally, there is a side paved amenity area providing access to a workshop, perfect for storage or practical use. Beyond this, the rear garden reveals its true scale, deceptively large and thoughtfully terraced to take full advantage of the elevated position.

A brick-paved seating area provides an ideal space for outdoor entertaining, with steps rising to a delightful raised patio or terrace, perfectly positioned to enjoy the sweeping countryside views. Beyond, an extensive elevated lawn stretches away, bordered by mature planting and enjoying a wonderful sense of privacy and outlook. Two garden sheds offer additional storage.

DIRECTIONS

From our Welshpool Office travel out of town on Salop Road, turning left into Erw Wen and proceed up Gungrog Hill. Turn left into Bryn Glas and continue to the head of the cul de sac which leads to the property.

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LAND REGISTRY NUMBER WA850423

SERVICES

Mains electricity, 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 'E' (Powys County Council).

TENURE

Freehold.

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


HOME



























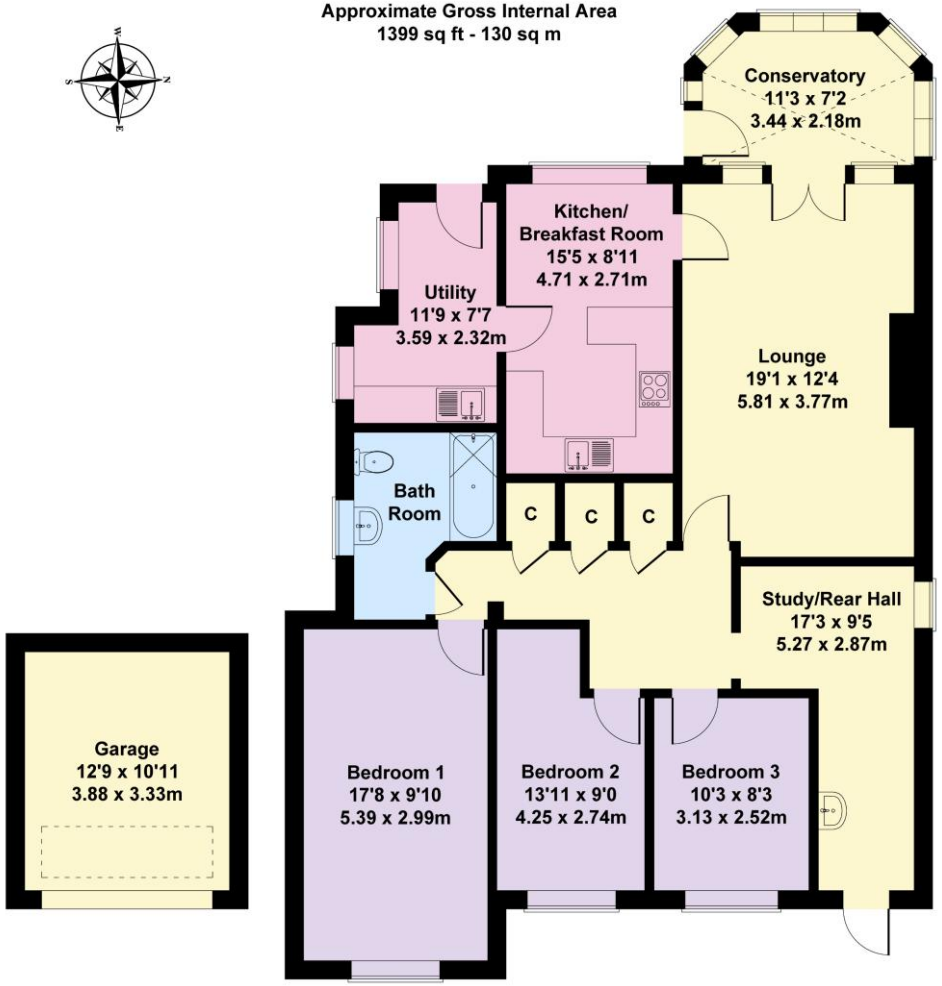




FLOORPLANS

48 Bryn Glas, Welshpool

Approximate Gross Internal Area
1399 sq ft - 130 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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