MORRIS MARSHALL POOLE

Greenacres

Lon Talgarth, Trefeglwys, Caersws, Powys, SY17 5PU

Guide Price: £275,000

A Bungalow occupying a double plot extending to 0.4 of an acre with useful garaging, workshop, lawns with river frontage at the rear. The property is situated on the outskirts of the village of Trefeglwys with public house, primary school and village hall, some 4 miles from the market town of Llanidloes with an array of shops and cafes, primary and high school, sports centre, doctors surgery, recreational facilties. Also convenient to a number of popular local tourist attractions such as Clywedog Reservoir with its sailing and fishing clubs, Hafren Forest with its boardwalk to the source of the Severn. The larger market town of Newtown is some 13 miles away.

The property is of non traditional construction and has been externally clad and benefits from electric heating and UPVC double glazing.

The accommodation comprises:

Entrance Hall UPVC entrance door, storage heater.
Living Room with electric fire in feature surround, storage heater.
Kitchen/Dining Room with base, drawer and wall units, glazed display wall units, worktop surfaces, sink unit, storage heater, recess for cooker, plumbing for washing machine, airing cupboard, pantry with shelves.
Rear Lobby with built-in cupboard.

Conservatory with views over the garden.
Rear Entrance Door
Cloakroom with WC and washbasin
Front Bedroom (1) with electric power radiator.
Front Bedroom (2) with storage heater.
Rear Bedroom (3) with storage heater.
Wet Room with electric shower, non-slip flooring, panelled walls, washbasin, WC.

- A 3 Bedroom Bungalow occupying a double plot extending to 0.4 of an acre
- Situated on the outskirts of the village of Trefeglwys
- The property is of non-traditional construction and has been externally clad
- Entrance Hall, Living Room, Kitchen/Dining Room, Conservatory
- Cloakroom, 3 Bedrooms, Wet Room
- Electric heating and UPVC double glazing
- Extensive lawns to the front, side and rear
- Good parking to the front, double garage, workshop
- EPC - E (54) Exp 8.9.2036

OUTSIDE

Informed by the owner that the property occupies a double plot which extends to 0.4 of an acre and goes down at the rear to the riverbank. Extensive lawns to the front, side and rear. Good parking to the front with attached double garage with 2 metal up and over doors, Workshop with three phase electric. Summerhouse, green house and former vegetable garden.

SERVICES

Mains electricity, water and drainage, Electrical heating.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)

Flooding from Rivers – medium risk between 1% and 3.3% chance each year.
Flooding from Sea – very low risk - less than 0.1% chance each year.
Flooding from surface water and small watercourses – very low 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 'E' (online enquiry).

TENURE

Freehold. Land Registry Title Numbers: CYM29168 & WA493954.
Please ask for a copy of the title register to see the conditions etc.
N.B. We are advised by the owner that the property is of non traditional construction - i.e. a Woolaway which has been externally clad.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Llanidloes proceed to the roundabout by Kevin Jones Car Sales and turn left over Long Bridge. Continue out of town for 4 miles and on entering the village of Trefeglwys pass Mid Wales Luxury Lodges on the left then take the next left turn. Proceed down the lane taking the second turning on the right into Lon Talgarth and the property is situated first on the left.
What3words: slave.teaspoons.mainframe

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 09/26

FLOORPLAN

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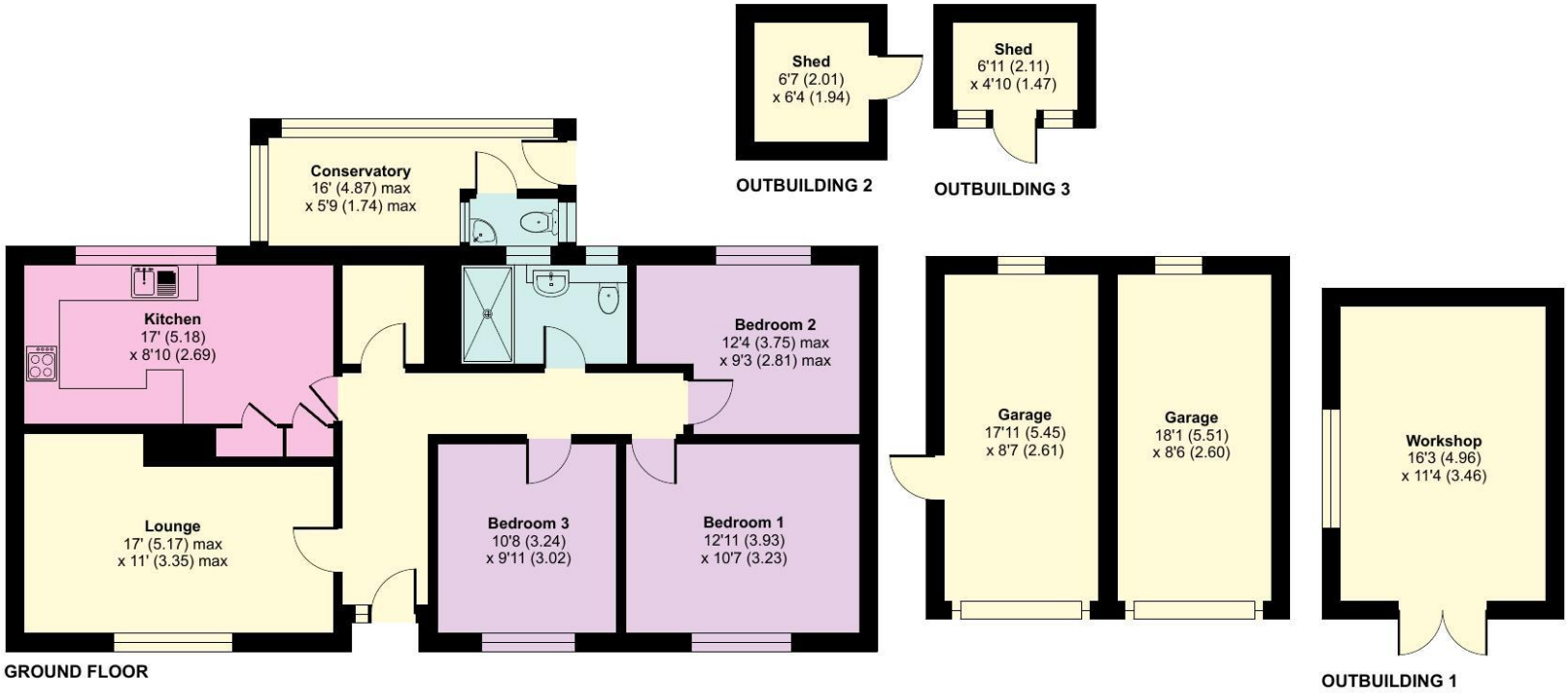
Approximate Area = 1050 sq ft / 97.5 sq m
Garages = 309 sq ft / 28.7 sq m
Outbuildings = 260 sq ft / 24.2 sq m
Total = 1619 sq ft / 150.4 sq m
For identification only - Not to scale



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: 1516899

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