

MORRIS MARSHALL POOLE

Aelybryn, Derwlwyn Lane

Llanfyllin, Powys, SY22 5LB

Asking Price: £270,000

Situated on the edge of the historic market town of Llanfyllin, Aelybryn enjoys an attractive position within easy reach of the town's everyday amenities. Llanfyllin offers a good range of local facilities including independent shops, cafés, public houses, primary and secondary schooling, together with recreational amenities and a strong sense of community. Set amidst the attractive countryside of the upper Tanat Valley, the town provides a wonderful setting for those seeking a balance of convenient town living and access to the surrounding Mid Wales countryside. Aelybryn is a handsome detached bay-fronted residence, occupying an attractive edge-of-town location and providing comfortable accommodation, complemented by generous established gardens, useful outbuildings and delightful views across the surrounding countryside. The property has rendered elevations beneath a pitched slated roof and benefits from Oil-Fired Central Heating, with accommodation that combines characterful features with a welcoming and practical layout. The accommodation is approached via a glazed entrance porch which leads into an inviting Entrance Hall, featuring a striking balustraded staircase rising to the first floor and a useful understairs storage cupboard. There is also a convenient ground floor Cloakroom. The bay-fronted Lounge enjoys an attractive outlook to the front, with the bay window incorporating decorative stained leaded-glass lights, providing a particularly appealing feature. A cast iron wood-burning stove is set within an attractive tiled surround, creating a cosy focal point to the room. A further reception area has been arranged as a superb Open-plan Kitchen, Dining and Family Room, providing an excellent space for everyday family living and entertaining. The room features a further cast iron wood-burning stove set within an attractive timber surround with tiled hearth, together with oak flooring and a bay window which adds to the character and natural light. The Breakfast area incorporates a Rayburn, while the Kitchen is fitted with a range of wall and base cupboards, stainless steel sink unit and gas hob, together with a useful pantry providing additional storage. Off the Kitchen, a Rear Porch gives access to the Boiler Room and a Former Garage which has been adapted to provide a useful Studio, offering flexibility for a variety of hobbies, home working or additional recreational space. To the first floor are two well-proportioned Double Bedrooms, together with a Family Shower Room.









- Attractive Detached bay-fronted House in an appealing edge-of-town location
- Comfortable Family Accommodation with Oil-Fired Central Heating
- Two well-proportioned Reception areas, including a bay-fronted Lounge with wood-burning stove
- Superb Open-Plan Kitchen, Dining and Family Room with a further wood-burning stove and Rayburn
- Two Double Bedrooms and Family Shower Room
- Studio, Boiler Room and Rear Porch
- Established gardens and grounds with Detached Cabin, Workshop, log store, vegetable beds and attractive countryside views
- Energy Efficiency Rating: 64 (D) (Expires: 29/10/2036)







OUTSIDE

The property is particularly well served by its attractive established gardens and grounds, which provide a wonderful setting and a variety of spaces to enjoy. To the front, the property is attractively set back from the road behind a driveway providing off-road parking, together with a lawned garden featuring an attractive willow tree. The gardens extend extensively to the side, where there are further generous lawns, established trees and shrubs, together with raised vegetable beds. The rear garden is set at an elevated level and enjoys delightful views across the surrounding countryside, with a number of established trees and attractive areas suitable for outdoor seating and relaxation.

Further enhancing the property's appeal is a Detached Garden Cabin, complete with Workshop and log store, providing useful additional space for hobbies, storage and practical outdoor pursuits.

SERVICES

Mains electricity, 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, proceed on the A490 to Llanfyllin. On approaching the town there are two right turnings to Derwlwyn Lane, take the first one and the property is located straight ahead.

Whatwords:///procures.saga.envoy

LAND REGISTRY NUMBER

CYM502582

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 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



























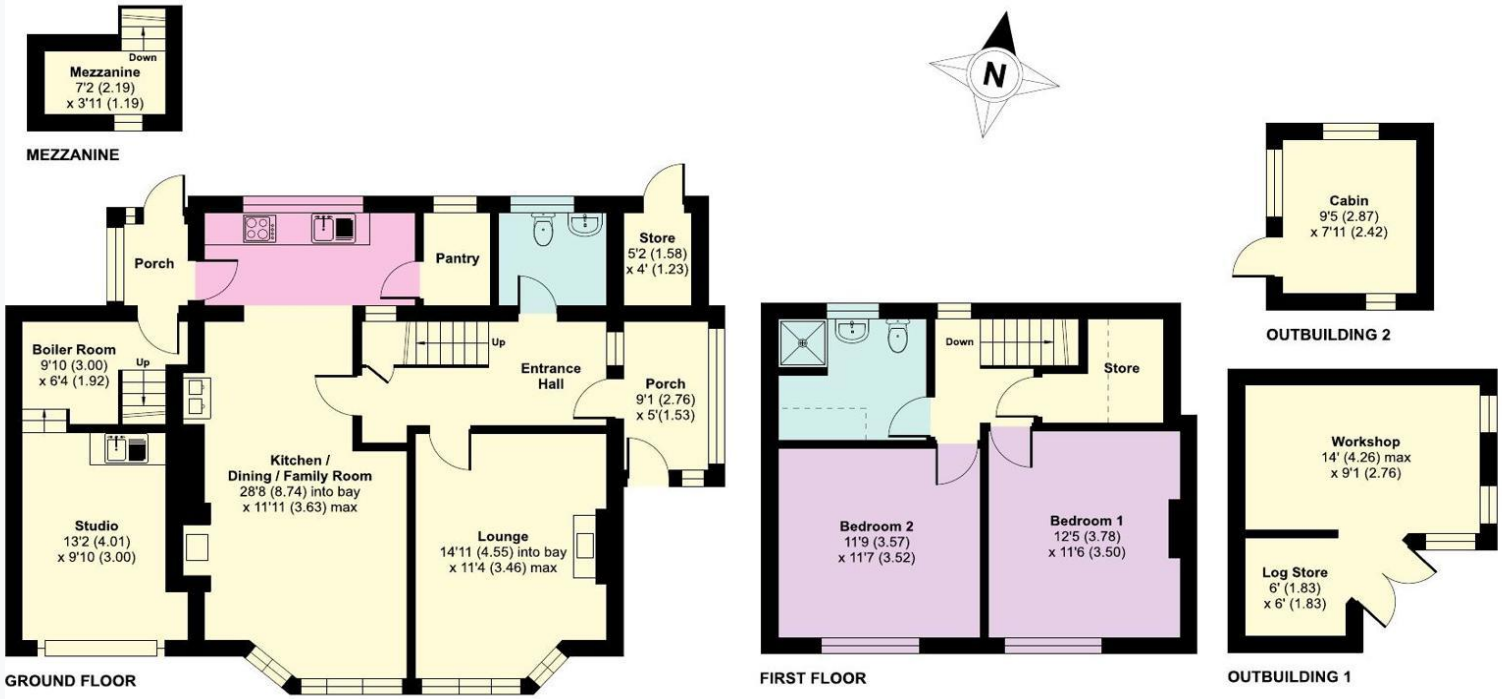


FLOORPLANS

Aelybryn Derwlwyn Lane, Llanfyllin, Powys, SY22 5LB

Approximate Area = 1411 sq ft / 131.1 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Outbuilding = 270 sq ft / 25.1 sq m
Total = 1714 sq ft / 159.2 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1539832

MORRIS MARSHALL POOLE