





Tanycoed

30 Ystradhir, Llwyn Y Gog, Staylittle,
Llanbrynmair, SY19 7DG

Guide Price: £169, 950

MORRIS
MARSHALL
POOLE

A Linked Semi-Detached House in the small hamlet of Llwynygog built originally as Forestry Commission housing. The property is just under a mile from the village of Staylittle which has a post office/village shop and is also on the edge of Hafren Forest with its popular board walk to the source of the Severn and Clywedog Reservoir with sailing and fishing. Nearby are a number of market towns with Llanidloes 9 miles, Machynlleth 13 miles and the coastal village of Aberdyfi 24 miles.

The house requires a scheme of updating and refurbishment to modern standards and provides excellent accommodation with a good level garden plot. The property has solar panels and heat source pump.

The accommodation comprises:

Ground Floor
Entrance Hall staircase to first floor, entrance door.
Living/Dining Room with oil burning stove, sliding patio doors through to
UPVC Conservatory
Dining Room with understairs cupboard open through to
Kitchen with base, drawer and wall units, worktop surface, inset stainless steel sink, UPVC rear entrance door, oil fired Stanley range.

First Floor
Landing with airing cupboard
Bedroom (1) with built-in Hammonds furniture
Front Bedroom (2)
Front Bedroom (3)
Shower Room with shower cubicle, pedestal washbasin, WC.

- Linked Semi-Detached 3 Bedroom House
- Requires a scheme of updating and refurbishment to modern standards
- Provides excellent accommodation
- Good level garden plot, front car parking, rear garden with patio and lawn
- Solar panels and heat source pump
- Entrance Hall, Living/Dining Room, Conservatory, Dining Room, Kitchen
- 3 Bedrooms, Shower Room
- EPC - C (76). Exp 8.7.2036









OUTSIDE
The property occupies a level garden plot with front car parking, lawn, shared passageway with neighbouring property to enclosed rear garden with patio, lawn and garden shed. Outside tap.

SERVICES
Mains electricity and water. Oil fired Stanley range and wood burning stove. Heat source pump, solar panels. Drainage from the Llwynygog village community drainage which currently stands at ? per month. Further information available from the agents.
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 – 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 greater than 3.3% chance each year.

BROADBAND & MOBILE SIGNAL
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX
Band 'B' (online enquiry).

TENURE
Freehold. Land Registry Title Number: WA728283.

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

DIRECTIONS
From our office in Great Oak Street proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left over Long Bridge and left again signposted Clywedog Reservoir. Continue on this road to Staylittle for approximately 7 miles, proceed through the hamlet and turn left signposted Llwynygog. After approximately 1/4 mile take the second turning right into Llwynygog estate. At the T junction turn right and the property is on the left hand side. **What3words: silly.abstracts.afternoon.**

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 07/26

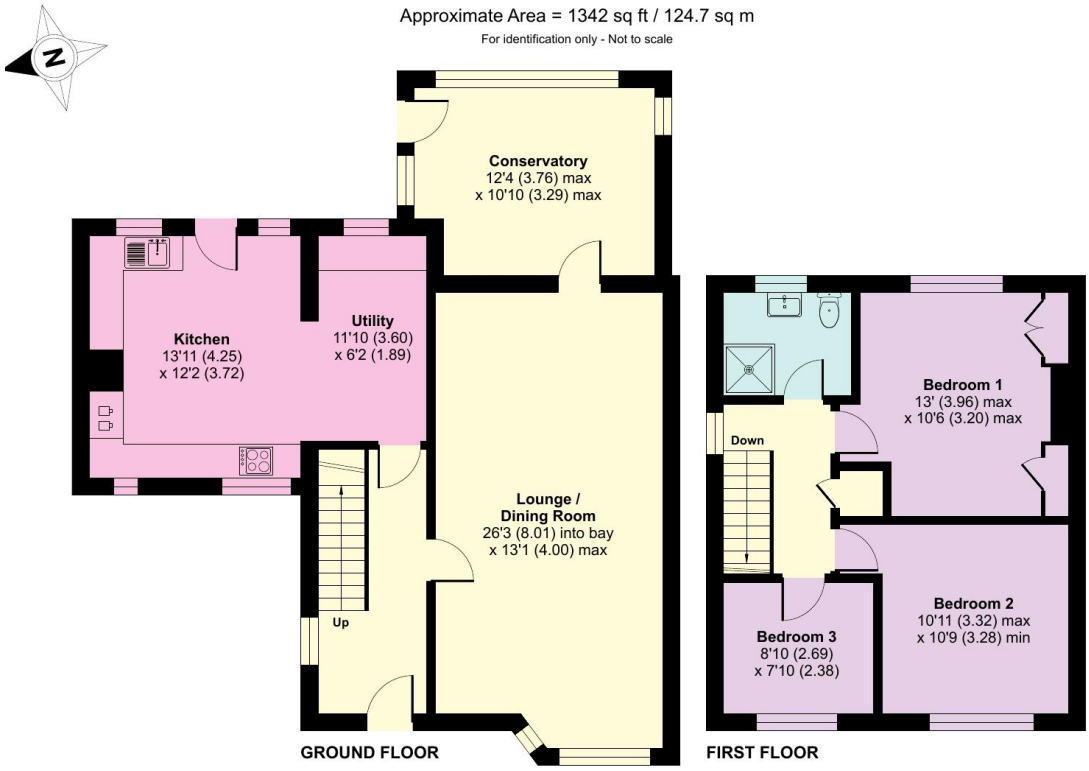


FLOORPLAN

Tanycoed 30 Ystradhir, Llwyn Y Gog, Staylittle, SY19 7DG

Approximate Area = 1342 sq ft / 124.7 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: 1486146

MORRIS MARSHALL POOLE

