





**Tynllan, Llangadfan, Welshpool, Powys, SY21 0PW**  
**£450,000**

This 3 bedroom detached house enjoys far reaching views and benefits from approx 5.689 acres (2.302 hectares) and a number of outbuildings, offering opportunity for livestock or equestrian use. Further land is available to rent by separate negotiation.





**Floor Plan**  
(not to scale - for identification purposes only)



**DESCRIPTION**

Nestled in an idyllic location, this charming three-bedroom detached house offers stunning far-reaching countryside views, all set within a generous 5.689 acres (2.302 hectares) of land. Inside, discover a welcoming kitchen/dining room complete with a pantry, alongside a practical utility room with WC. Ascend to the upper level where a galleried landing leads to three spacious double bedrooms, two of which benefit from breathtaking countryside views, and a well-appointed family bathroom. Outside, the property boasts a driveway providing plentiful parking and turning space, with access to one of the fields. The well-maintained garden features a lawn adorned with vibrant flower and shrub borders, as well as raised vegetable beds. To the side, a further lawn area showcases established fruit trees and a convenient garden shed. To the left of the property you will find a versatile workshop/woodstore this could easily lend itself into a field shelter with convenient hard standing/ holding pen to the rear and a lean-to carport located to the side. An additional open-fronted shed is located at the top of the field next to the property, which has previously been used as a sheep shed. Field 1, approximately 2.285 acres (0.925 hectares), has been thoughtfully divided into two paddocks, secured with stock fencing and a beautifully pleached hedgerow. Field 2 Approx 0.988 acres. Just a short distance up the lane lies Field 3, extending to approximately 2.42 acres (0.979 hectares).

**ENTRANCE**

Composite front door to:

**ENTRANCE PORCH**

Double glazed windows to the front, tiled floor and wood and glazed door to:

**ENTRANCE HALLWAY**

Radiator, staircase to the first floor and doors to the sitting room and kitchen.

**SITTING ROOM**

Dual aspect with double glazed windows to the rear and to the front with far reaching countryside views, radiator, marble effect fireplace with inset log burner and exposed beam.

**KITCHEN/DINING ROOM**

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, coloured sink with mixer tap, part tiled walls, Oil fired range for cooking with tiled surround, radiator and double glazed windows to the rear and to the front with far reaching countryside views. Door to walk in PANTRY - having base cupboards with work surfaces over, shelving, appliance space and double glazed window to the rear. Door to:

**REAR HALLWAY**

Door to:

**UTILITY ROOM**

Base cupboards with work surface over, Worcester oil fired central heating boiler, plumbing and space for washing machine, window to the side, tiled floor, composite door and door to:

**W.C.**

Low level W.C. and window to front.

**FIRST FLOOR****GALLERIED LANDING**

Radiator, hatch to loft, built in cupboard with shelving and double glazed window to the front with far reaching countryside views.

**BEDROOM 1**

Radiator and double glazed window to front with far reaching countryside views.

**BEDROOM 2**

Radiator and double glazed window to front with far reaching countryside views.

**BEDROOM 3**

Radiator and double glazed window to the rear.

**BATHROOM**

Wood panelled bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, radiator, airing cupboard with tank and slatted shelving and double glazed window to the rear.

**OUTSIDE**

Driveway providing parking and turning space and 5 bar gate to the paddock. Lawn with flower and shrub borders, oil tank and steps up to higher level of lawn. Path to the front of the property. Raised vegetable beds and a further area of lawn. Gate leading to the field. To the side it is laid to lawn with fruit trees and a garden shed.

**OUTBUILDINGS**

Workshop/woodstore with access to the front and rear to the paddock. Hard standing/holding pen. Lean to car port to the side. Open fronted barn.

**FIELD 1**

Approx 2.285 acres (0.925 hectares) with stock fencing.

**FIELD 2**

Approx 0.988 acres (0.399 hectares) with stock fencing.

**FIELD 3**

A short distance up the lane- approx 2.42 acres (0.979 hectares)

## FURTHER LAND

(Outlined in blue on the plan) Available to rent by separate negotiation. Approx 1.195 acres (0.484 hectares)



## GENERAL NOTES

### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that there is mains electric, water and septic tank drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 17 Mbps & Superfast 38 Mbps. Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

### COUNCIL TAX BANDING

We understand the council tax band is . We would recommend this is confirmed during pre-contact enquiries.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** TBC

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

Leave Welshpool on the A458 heading towards Dolgellau, pass through Llanfair Caereinion and continue through Llanerfyl onto Llangadfan. Turn left in front of The Cann Office Hotel and proceed down the hill and bear right after the bridge, continue around to the left and up the hill taking the left hand turning in front of the Church where the property can be found a short distance on the right.

What3words: sands.planet.bombshell

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499

**Roger  
Parry  
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.