



Ty Gwlan, Trefeglwys, Nr Caersws, Powys, SY17 5PU

Architecturally designed and exceptionally well-presented THREE DOUBLE BEDROOM (one ensuite) detached property. The attractive dwelling is immaculate throughout and has level low maintenance lawns adjoining open countryside to the rear with fabulous far reaching views of the glorious mid-Wales countryside.

Viewing is highly recommended!

* Entrance Hall * Study/Office Area * Lounge * Kitchen/ Breakfast Room * Utility Room * Dining Room/Sun Room * Three Bedrooms * Bathroom * Games Room * uPVC Double Glazing * Underfloor heating on the First Floor * Oil Central Heating * EPC Rating 'D/65' *

£450,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Covered Entrance

uPVC entrance door with side panels open into the Reception Hall.

Reception Hall

Impressive and welcoming space with a vaulted ceiling having exposed purlins, recessed lighting and velux window to the rear.

Cloak cupboard. Ceramic tiled floor. Window to front. Open to:

Study/Office

5.3 x 2.4m (17'4" x 7'10")
Vaulted ceiling with exposed purlins.

Double fully glazed doors open in to the Dining Room/Sun Room.

Dining Room / Sun Room

With delightful views over the garden to the open countryside beyond.

Fully glazed with sliding door to the side and French doors to the rear giving access to the paved outdoor seating area and garden. Exposed brickwork.

Two large roof windows provide much light.

Kitchen/Breakfast Room

4.9 x 4m (16'0" x 13'1")
Extensive base and wall units with worktops and tiled splashbacks over, also having matching island/breakfast bar arrangement.

1.5 bowl inlaid sink with mixer tap, integrated

dishwasher, slot-in stove-style oven large extractor fan over.

Recessed lighting, ceramic tiled floor, window to front.

Open to:

Living Room

4.9 x 4.2 (16'0" x 13'9")
Fitted carpet. Extra large window to rear with fabulous views.

Double fully glazed doors to Study/Office.

Utility Room

2.36 x 2.1 (7'8" x 6'10")
Accessed from the Kitchen/Breakfast Room is the Utility Room with single drainer inlaid sink with mixer tap and double cupboard under. Space for washing machine and uimble drier under worktop and with tiled splashback over. Oil boiler.

Window to rear and half-glazed external door to front.

Ground Floor Bedroom 3 (Ensuite)

3.4 x 3.2 (11'1" x 10'5")
Fitted carpet, Window to front.

Ensuite Shower Room

3.2m x 1.4m (10'5" x 4'7")
Large walk -in shower cubicle with glass screen having shower with rainwater head and hand/shower attachment.

Dual flush wc suite, vanity unit with wash hand basin having cupboard under. Shaver point. Fully tiled walls. Laminate floor. Extractor fan. Obscure window to front.

Separate WC

1.7 m x 1m (5'6" m x 3'3")
Dual flush WC suite, vanity unit with wash hand basin having cupboard under. Part-panelled walls. Laminate floor. Recessed lighting. Obscure window to rear.

FIRST FLOOR

From the Reception Hall a balustraded staircase with fitted carpet rises to the First Floor.

Galleried Landing

Fitted carpet. Doors to:

Bedroom 2

3.85m x 3.3m (12'7" x 10'9")
Built-in wardrobe with sliding doors. Fitted carpet, radiator, French doors to balcony having wonderful far reaching views over the rural surroundings.

Bedroom 3

3.85m x 2.9m (12'7" x 9'6")
One panelled wall. Built-in wardrobes with sliding doors. Fitted carpet, radiator, window to front.

Bathroom

2.6m x 2m (8'6" x 6'6")
Recently refurbished to an exceptionally high standard comprising a panelled bath with central tap, hand shower attachment and built-in television.

Wash hand basin with drawers below. Walk-in shower cubicle with thermostatic shower and glass door. WC suite.

Built-in storage cupboard. Towel radiator, extractor fan and recessed lighting. Obscure window to side.



Gym/Games Room

Converted from the original Garage is this versatile room having painted block walls, exposed walls and with light and over connected. With fully glazed French doors to the front and a half-glazed pedestrian door and windows to the rear.

Currently used as a gym, this room would work well as an office or an additional bedroom subject to gaining any necessary consents.

Outside

The property is approached from the Council maintained road through double wooden gates to a large tarmac parking and turning area in front of the property. There is a lawned area behind the wood post and rail boundary fence. The rear garden can be accessed from either side of the house and provides a lovely versatile area. There is a level lawn with orchard area to one side, whilst the other side has an attractive raised decked area with summer house having glazed French doors to front and windows to either side. Extensive paving continues along the length of the property and provides an ideal space for alfresco dining, and is easily accessed from the Dining Room/Sun Room.

An additional garden shed at the side of the property is also included in the sale.

Services

Mains electricity, water and drainage.

Local Area

The property is located on the rural fringes of the popular village of Trefeglwys which has a primary school (with much used village hall), church and public house and is almost midway between the towns of Caersws (4.5 miles) and Llanidloes (4 miles).

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

Caersws offers many amenities including several public houses, a petrol station and convenience store, together with a well connected railway station with regular trains to Birmingham and London.

The University Town of Aberystwyth and West Wales Coast is some 35 miles distant. Aberdyfi is a popular beach destination on the West Wales coast and is which is noted for its golden beaches, attractive harbour and 18 hole golf course; whilst the picturesque market towns of Newtown, Welshpool and the county town of Shrewsbury provide amenities further afield.

Council Tax

We are advised that the property is in Council Tax Band F.

Local Authority

Powys County Council. Tel No: 01597 826000
www.powys.gov.uk/

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare

Evans & Co tel 01597 810457
sales@clareevansandco.co.uk.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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Clare Evans & Co's complaints procedure is also available on request.

Tenure

Freehold

DCMAA Reference

DRAFT 2906925725

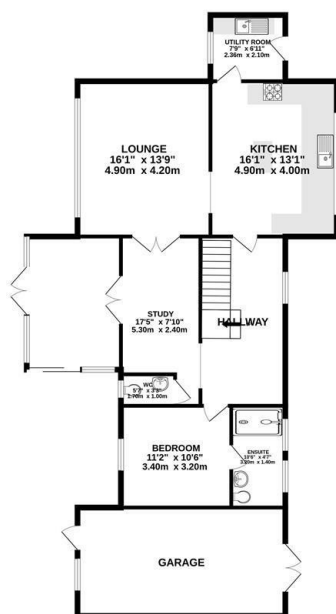


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

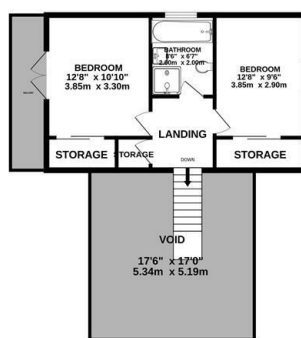
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(13-20) F		
(1-12) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



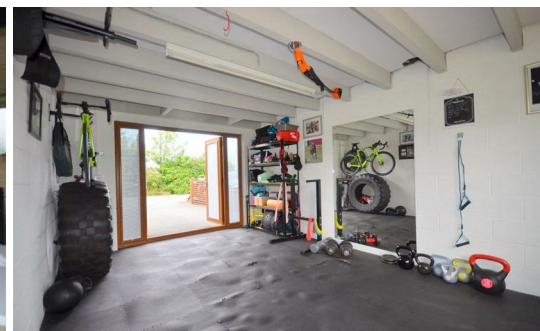
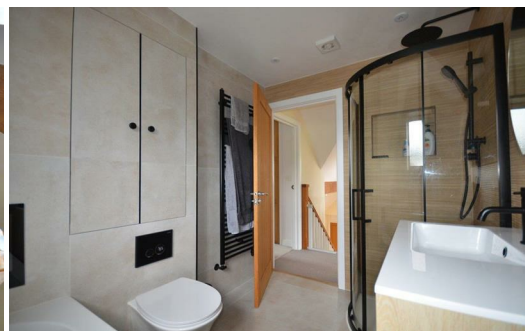
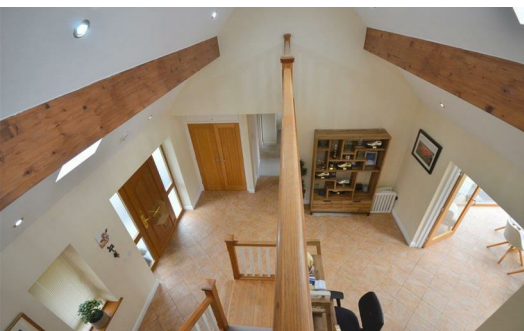
GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1768 sq.ft. (164.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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