



**5 Plas Trannon, Trefeglwys, Caersws, SY17 5PW**

**Offers in the region of £175,000**

# 5 Plas Trannon, Trefeglwys, Caersws, SY17 5PW

Start the new year with a fresh start and a home that is ready to enjoy straight away. 5 Plas Trannon is a bright, well presented two bedroom house with an enclosed garden, parking and a popular village setting.

A great fit for first time buyers, young families or those looking to downsize without compromise.

## Key Features

- Terraced House
- Two Double Bedrooms
- Small Additional Box Room
- Family Bathroom & Downstairs WC
- Modern Kitchen
- Spacious Living Room with French Windows
- Enclosed Rear Garden
- Off-Road Parking
- Popular Village Location
- EPC B

## The Property

5 Plas Trannon is a well presented two bedroom home set within a friendly, well kept residential setting in the village of Trefeglwys. Owned by the same family since new, the property has been carefully maintained and remains in excellent condition throughout, offering a turn key option that will appeal equally to first time buyers and downsizers.

The front door opens into an entrance hall with stairs rising to the first floor and a useful downstairs WC.

The kitchen is positioned to the front of the property and is neatly arranged with good storage and worktop space, set out in a practical layout that suits the scale of the house well.

To the rear, the living room is a good sized space with room for a generous sofa and a dining table if needed. French doors open onto the garden, which works well for children and pets and makes it easy to have friends over in the summer months.

Upstairs, there are two double bedrooms, both comfortable rooms with space for wardrobes and furniture. A box room sits off the landing and works well as a home office, dressing room or additional storage. There is also an airing cupboard on the landing. The bathroom is fitted with a bath and overhead shower, wash basin and WC.

Outside, the rear garden is enclosed and laid mainly to lawn with space to sit out and enjoy the open outlook beyond. It is a manageable, private space suited to everyday use. Parking is available to the front of the property.

With an EPC rating of B, this is an efficient and easy to run home that combines practical accommodation with a village setting. 5 Plas Trannon offers a comfortable and straightforward option for anyone looking to step onto the property ladder or downsize to something manageable, while remaining part of an established and welcoming community.

For further information or to arrange a viewing, contact Holters.

## The Location

Trefeglwys is a small, welcoming village set in the scenic Trannon Valley in Mid Wales. Surrounded by rolling countryside, it's a place that offers a slower pace of life, ideal for those looking to enjoy the outdoors, raise a family, or settle into a more peaceful routine.

The village is home to a well-regarded primary school, a community hall

hosting multiple local groups and activities, village playground, places of worship, and The Red Lion; a friendly local pub.

Just outside the village is Meadow Springs Country & Leisure Park, which recently won "Best Caravan, Camping, Glamping" category at the National Tourism Awards organised by the Welsh Government and Visit Wales. Meadow Springs features Arthur's Restaurant & Bar - an extremely popular new hospitality venue.

For anyone interested in pursuing outdoor activities the opportunities are endless. Trefeglwys is under 6 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club.

The beautiful neighbouring Mid Wales town of Llanidloes has much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal



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boutiques.

Trefeglwys is also close to Caersws with a Train Station and links to Bus Routes.

Trefeglwys combines rural charm with access to high-quality leisure facilities, all within a close-knit and friendly community—making it a great place to call home.

#### Heating

The property has oil fired central heating.

#### Services

We are informed the property is connected to all mains services.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

#### Council Tax

Powys County Council - Band C

#### Nearest Towns/Cities

Llanidloes - 4 miles  
Caersws - 4 miles  
Newtown - 10 miles  
Machynlleth - 18 miles  
Aberystwyth - 35 miles  
Shrewsbury - 42 miles

#### What3Words

///overcomes.spinning.registry

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial

recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

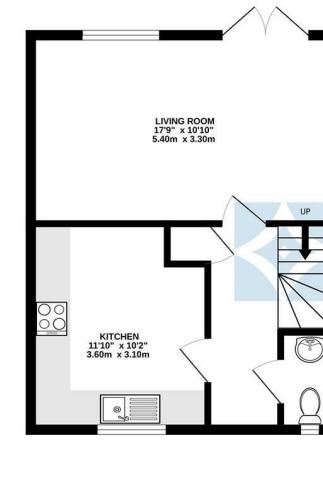
#### Wayleaves, Easements and Rights of Way

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

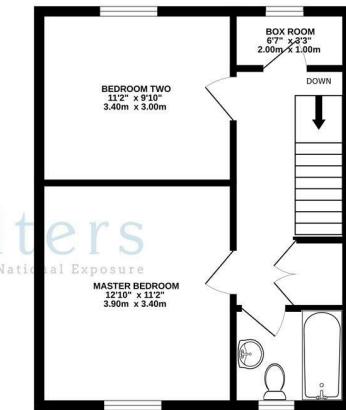
#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



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TOTAL FLOOR AREA - 802 sq.ft. (74.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2020).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	95	
(81-91) B	81	
(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	



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