



Holters

Local Agent, National Exposure

Gwynfa, Trefeglwys, Caersws, SY17 5PH

Offers in the region of £395,000



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Holters are delighted to present Gwynfa, a 4-bedroom detached home that is every bit as welcoming as it is attractive.

With beautifully landscaped gardens, generous parking and a setting you would be proud to call home, this is a property that combines charm and practicality in equal measure.

Key Features

- Lovely Detached Home
- Four Bedrooms
- Spacious Kitchen / Diner with Adjoining Utility Room
- Two Reception Rooms
- Family Bathroom & Downstairs Shower Room
- Enclosed Wraparound Gardens
- Car Port & Off-Road Parking
- Countryside Views
- Popular Village Location
- No Onward Chain

The Property

Gwynfa is a charming 1930s home that combines period character with modern comfort. Bought by the current owners in 2018, it has been thoughtfully improved both inside and out, making it a well-presented, move-in-ready property. With no onward chain, it will appeal equally to families and downsizers looking for a home with genuine curb appeal.

The property enjoys a lovely position opposite the village primary school, set behind double wooden gates with a wide driveway and a recently built carport. The gardens are a real highlight, landscaped by the current owners to include an expansive lawn, established planting, a rockery, and a generous patio for outdoor dining. A large timber shed with log store provides excellent space for tools, bikes, and garden equipment.

Inside, the layout flows beautifully. Two reception rooms at the front each have their own distinct character, one more traditional with a bay window and brick fireplace, the other with a contemporary feel, both featuring wood-burning stoves for a cosy atmosphere. At the heart of the home is the bright and sociable kitchen/diner, offering ample work and storage space and connecting to a useful utility room. Off the utility is the upgraded shower room.

Upstairs there are three double bedrooms and a fourth single room, ideal as a home office, nursery, or hobby space. The master bedroom is particularly spacious, enjoying triple-aspect views over open countryside. Throughout the house there is excellent storage, adding to its practicality. A well-appointed family bathroom completes the accommodation.

Well maintained and tastefully presented, Gwynfa offers a combination of charm, practicality, and location. Situated in a friendly village with excellent local amenities, it is ready for its next chapter.

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 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.

Services

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

Heating

The property has oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

Nearest Villages / Towns

Llanidloes - 4 miles

Caersws - 4 miles

Newtown - 10 miles

Machynlleth - 18 miles

Aberystwyth - 35 miles

Shrewsbury - 42 miles

What3Words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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.

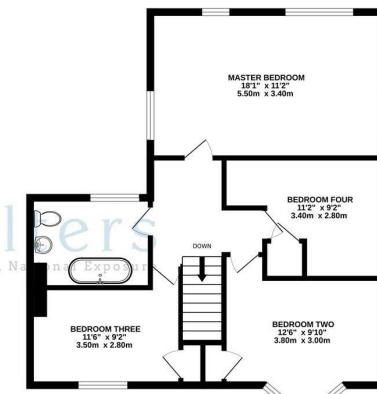
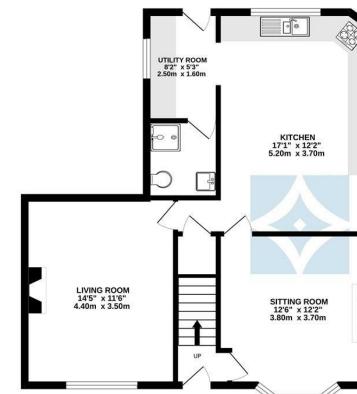
Consumer Protection

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 of 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
643 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.6 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 be used as such by any prospective purchaser. The sizes of rooms and areas given in these floorplans have not been tested and no guarantee as to their operability or efficiency can be given.
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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

