



Holters

Local Agent

3 Factory Cottages Trefeglwys, Caersws, SY17 5QG

Offers in the region of £295,000



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Local Agent, National Exposure

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This may once have been a factory cottage, but there's nothing manufactured about its charm. Three bedrooms, period features, a beautiful renovation, gardens, workshop, parking and no onward chain.

- Gorgeous, Mid-Terrace Cottage
- Two Reception Rooms
- Substantial Outbuilding - approx 30 m²
- No Onward Chain
- Beautifully Rennovated
- Country Kitchen with Adjoining Utility
- Front Garden, Separate Lawn with Patio & Balcony Overlooking the Stream
- Three Bedrooms
- Bathroom with Freestanding Bath & Walk-In Shower
- Ample Off-Road Parking

The Property

Believed to date from the early 1800s, 3 Factory Cottages has been beautifully renovated without losing any of its period character. Combining exposed timbers, stonework and original features with a high-quality finish throughout, it comes to the market with no onward chain.

The ground floor flows naturally between the sitting room, dining room and kitchen, creating comfortable, connected living spaces full of character. The sitting room centres on a brick-arched fireplace with a log burner beneath a timber mantel and slate hearth. The dining room enjoys French doors opening onto the front garden, while the kitchen is finished with dark cabinetry, granite worktops and a butler sink beneath the window.

The bathroom reflects the quality of the renovation, with a freestanding-style bath beneath tongue-and-groove panelling, a walk-in shower finished with metro tiling, and a twin ceramic vanity on a timber stand, complemented by exposed stonework and rich, deep tones. A separate utility room provides space for laundry appliances, with the boiler neatly wall-mounted above.

Upstairs are three bedrooms, each enjoying exposed A-frame beams and

characterful sloping ceilings. The master bedroom benefits from its own ensuite WC tucked beneath the eaves, while the remaining two are comfortable double bedrooms, one fitted with timber wardrobes.

Outside, a paved and gravelled front garden provides an attractive approach to the cottage. To the rear, a balcony sits above the brook, while the main garden lies beyond the terrace, with a patio and far-reaching views across the surrounding countryside.

A particularly rare feature for a cottage of this size is the substantial detached shed. Large enough to accommodate both a garage and workshop, it benefits from power and lighting, making it equally suited to hobbies, storage, a home workshop or secure parking for vehicles and motorbikes. A log store sits to the rear, while generous off-road parking completes the outside space.

Full of character and thoughtfully renovated throughout, 3 Factory Cottages combines period charm with excellent outside space, generous parking and a substantial workshop, making it a rare find in the heart of the popular village of Trefeglwys.

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.

Tenure

We are informed the property is of freehold tenure.

Services

We are informed the property is connected to mains services.

There is a shared drainage system with the neighbouring cottage

Heating

The property has oil fired central heating.

Council Tax

Powys County Council - Band B

Broadband

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

Nearest Towns/Cities

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

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers

to providers of conveyancing and financial services. Please see our website for more information.

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.

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.

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.



