



Holters
Local Agent, National Exposure

Ardfin, Van Road, Llanidloes, SY18 6HR

Offers in the region of £550,000



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A house for all seasons!

Ardfin is a striking detached home where exceptional quality, contemporary design and breathtaking views come together effortlessly. Beautifully positioned on the edge of Llanidloes, it offers flexible accommodation, an elevated setting and panoramic views, all available with no onward chain.

- Deatched, Home in Elevated Position
- Three Bedrooms
- Family Bathroom, Two En-Suites, Downstairs WC
- Laundry / Boiling Room & Additional Storage Spaces
- Panoramic Countryside Views
- Stunning Reception Room with Floor to Ceiling Windows & Adjoining Balcony
- Kitchen / Dining Room
- Double Garage & Ample Off Road Parking
- Wraparound Gardens
- Popular Market Town Location

The Property

Ardfin is a striking architect-designed home occupying an elevated position on the edge of Llanidloes, enjoying panoramic views across the surrounding hills and woodland from almost every window. Built in 2011 and purchased by the current owners in 2018, this is a property where quality is evident at every turn, from the dramatic glazed gable and soaring ceilings rising to around six metres, to the thoughtful specification that runs throughout.

The house is cleverly arranged over split levels to make the most of its hillside setting, with the main living accommodation positioned upstairs to capture the very best of the outlook. At the heart of the home is a spectacular open plan living space, flooded with natural light through full-height glazing and opening onto a generous balcony, the perfect spot for morning coffee or evening drinks while taking in the views across the valley. The kitchen diner has been updated by the current owners and features a range cooker and wine fridge, with ample space for both cooking and entertaining, while air conditioning keeps the living space comfortable during the warmer months.

There are three double bedrooms, all beautifully presented and each enjoying those wonderful green views. Two benefit from en suite shower rooms, one of which also features its own sauna, while a further bathroom serves the remaining bedroom, alongside an additional WC. Storage is in abundance throughout, with a substantial basement storage area, workshop space and a double garage, as well as a dedicated laundry and boiler room fitted with a newly installed boiler. Solar panels provide hot water, adding welcome efficiency to a home that is as practical as it is impressive.

Outside, the wraparound gardens are a real feature of the property. Sweeping lawns curve around the house on all sides, framed by mature trees and well-stocked borders, with paved pathways and seating areas perfectly positioned to enjoy the sun as it moves around the garden throughout the day. A curving tarmac driveway leads up to the house, providing generous parking alongside the double garage, while the garden enjoys a lovely open outlook across the neighbouring meadow and wooded hillside beyond.

Offered with no onward chain, Ardfin is a distinctive home of genuine

quality, combining striking architecture, flexible accommodation and an exceptional elevated setting with views that few properties can match.

The Location

The beautiful Mid Wales town of Llanidloes is rich in history and has so 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.

The town has a bustling social calendar culminating in the annual Llanidloes Carnival every July.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llanidloes is 4 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. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales’ largest sports and music festival.

Heating

The property has the benefit of gas fired central heating & Solar Panels.

There is underfloor heating throughout which is controlled by zones

Services

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

Tenure

We are informed the property is of freehold tenure. We are informed the property is of leasehold tenure with a remaining lease of 000 years from 2015. An annual ground rent of £00.00 is payable.

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 F

What3Words

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Nearest Towns / Villages

- Trefeglwys - 5 Miles
- Newtown - 15 Miles
- Machynlleth - 19 Miles
- Llanfair Caereinion - 22 Miles
- Welshpool - 28 Miles
- Aberystwyth - 31 Miles

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.

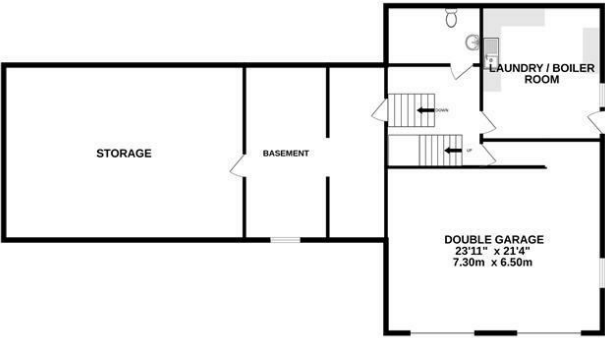
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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of 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.

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.

GROUND FLOOR
1685 sq.ft. (156.6 sq.m.) approx.



1ST FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



TOTAL FLOOR AREA : 3364 sq.ft. (312.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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