

Halls <sup>1845</sup>



## PLOT 5 POPPY FIELD

BWLCH Y CIBAU | MEIFOD | POWYS | SY22 5LN

A newly constructed 3 bedroomed semi-detached house with driveway parking and a garden, on a small residential development of only 6 properties, situated in the most delightful rural community of Bwlch Y Cibau.

Llanfyllin 3 Miles | Welshpool 10.5 miles | Oswestry 12 miles.  
(All distances approximate)

Early Reservations of Interest are now being taken.

**Price £240,000**



**PRIMESAVE**  
PROPERTIES



- **3 Bedroom Semi Detached Home**
- **Well Proportioned Rooms**
- **Choice of Fitted Kitchens**
- **Rear Garden & Private Parking**
- **Solar Panels & EV Charging Point**
- **Exclusive Rural Development**
- **Anticipated Completion Summer 2026**
- **10 Year Structural Guarantee**

## DESCRIPTION

Halls are delighted with instructions to offer this beautifully situated small residential development of only 6 properties for sale by private treaty. The homes have been carefully designed to blend in with nearby existing dwellings and offer a choice of three and four bedroom properties, including bungalows.

Plot 5 is a three bedroomed semi-detached house with driveway parking and a garden, situated in the most delightful rural community of Bwlch Y Cibau.

The architect designed internal accommodation will provide, on the ground floor, a spacious open plan Living/Kitchen/Dining Room and a Cloakroom, together with 3 first floor Bedrooms and a Family Bathroom.

Outside, the property will be complemented by a rear garden and a private driveway providing car parking for 2 vehicles.

All new Primesave homes are traditionally built incorporating the latest high-performance insulation to the floors, walls, windows and roof. Solar panels are included as standard together with an EV charging point. For your safety there are mains powered smoke alarms and a fire suppression sprinkler system. The property will further benefit from double glazed windows and doors throughout, low maintenance uPVC window frames and soffit boards, and will be presented for sale with the benefit of a 10 year structural guarantee.

The sale of Plot 5 Poppy Field does, therefore, provide an extremely rare opportunity for purchasers to acquire a newly constructed property which will be completed to a high standard situated in a desirable, small and select development.

The property should be available for occupation from Summer 2026 and we are able to accept early reservations of interest immediately.

## SITUATION

Poppy Field is set in the scenic village of Bwlch Y Cibau, with local amenities including a church, village hall, and pub restaurant. Llanfyllin, three miles away, offers a high street with independent shops, a supermarket, pharmacy, and medical centre. Welshpool, eight miles southeast, provides a vibrant high street, national retailers, healthcare services, and leisure facilities. The surrounding countryside features extensive walking and cycling routes at Llyn Efyrynwy and Coedwig Dyfnant, offering an exceptional rural lifestyle.

## LOCATION

The site is located on the A490 midway between the towns of Welshpool and Llanfyllin.

Postcode: SY22 5LN - What3Words: ///convinced.happier.named

## THE ACCOMMODATION WILL COMPRISE:

### OPEN PLAN LIVING/KITCHEN/DINING ROOM

28'5" x 15'9" (8.66m x 4.80m)

(Maximum Measurement). The inclusion of double patio doors in the dining area brings in both views of the rear garden and an abundance of natural light to the room. There is a choice of fitted kitchens with built-in oven, cooker hob and cooker hood.

## CLOAKROOM

With WC and hand basin.

## BEDROOM 1

11'9" x 8'11" (3.58m x 2.72m)

## BEDROOM 2

15'9" x 9'10" (4.80m x 3.00m)

## BEDROOM 3

7'10" x 6'10" (2.39m x 2.08m)

## FAMILY BATHROOM

8'3" x 6'5" (2.51m x 1.96m)

Well proportioned with a suite comprising a hand basin (H&C), low flush WC and a bath with mains pressure shower and shower screen.

## OUTSIDE

The property will be approached over a tarmac driveway providing private parking for two vehicles.

The rear garden will include a paved patio area leading on to an area of lawn.

## PLEASE NOTE

All measurements are approximate measurements ONLY and should not be relied upon. All images are artist's impressions or show completed properties of the same type on previous developments. Elevation colours, such as brickwork and window frames, will vary, and some images may show alterations or extras arranged at additional cost.

## OCCUPATION & RESERVATION

This property is not yet under construction and, we are informed by the developer, that the property should be ready for occupation by Summer 2026. We are able to take early reservations of interest immediately. In order to secure this plot, the developer will require a £1000 reservation fee and exchange of contracts within 28 days.

## MANAGEMENT FEE

An annual management charge, currently estimated at £350, will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or mains service providers.

## SERVICES

We understand that the property will have the benefit of mains water, mains electricity, and a low-carbon heating system with an air source heat pump and a pressurised hot water system. Drainage will be to a private system.

## PREDICTED EPC RATING

To be assessed once constructed. Predicted EPC Rating B.

## LOCAL AUTHORITY

Powys County Council. Tel: 01597 826000

## COUNCIL TAX

To be assessed once constructed. Predicted Band C.

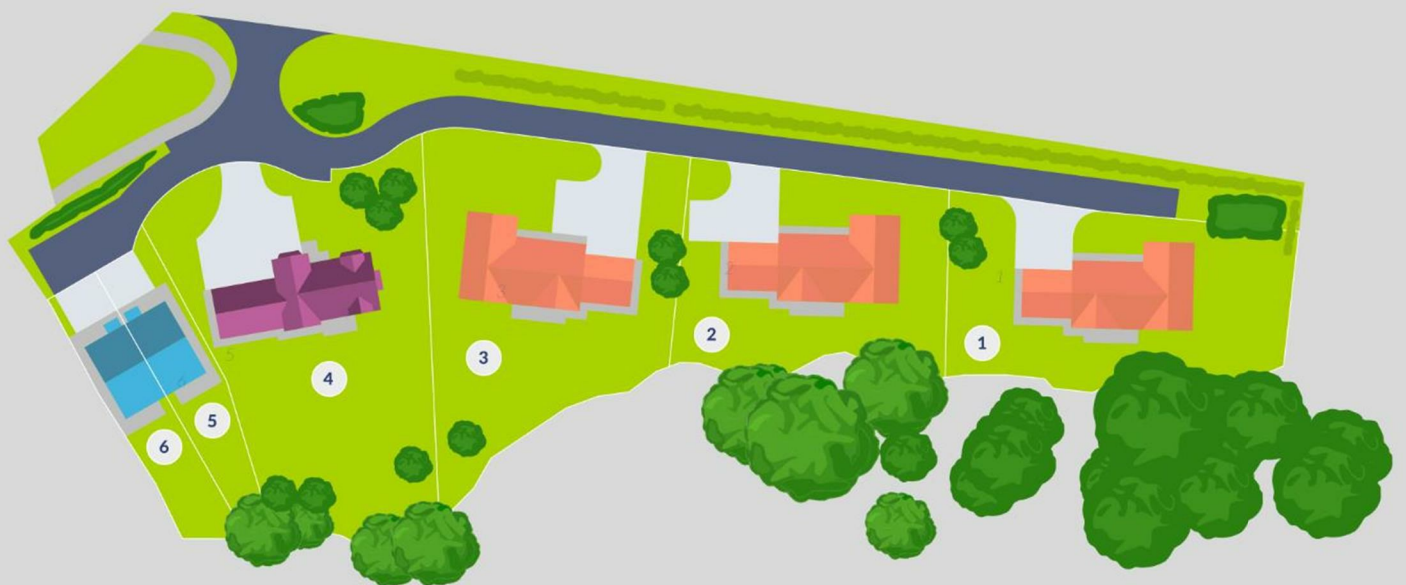
## TENURE

The property will be of Freehold tenure.

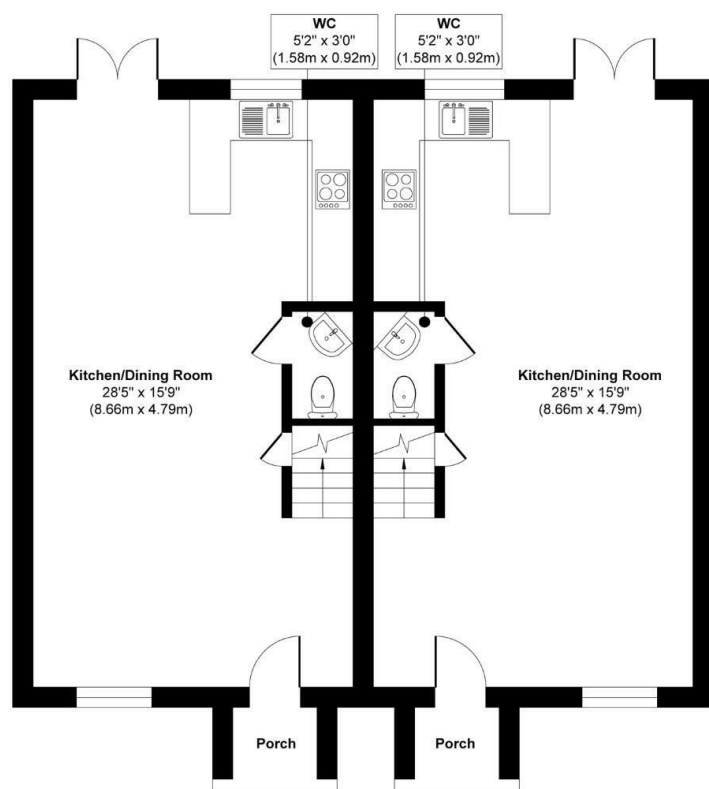




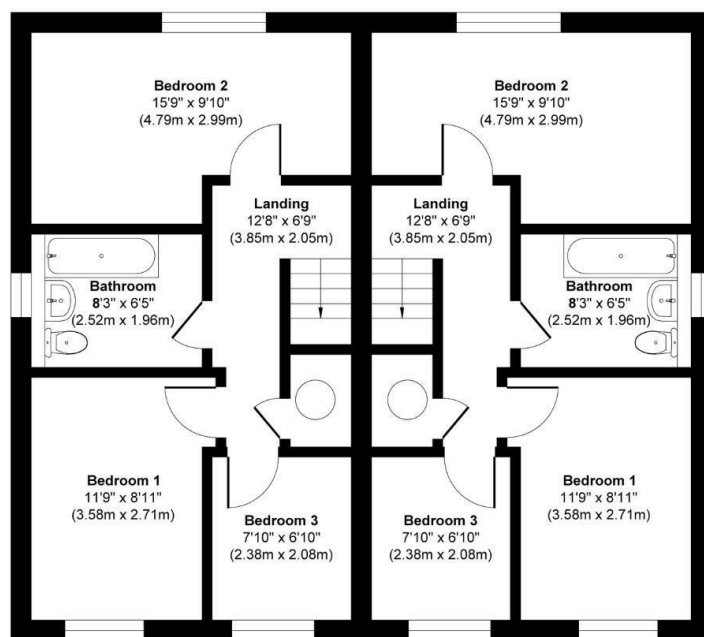
## Poppy Field | Bwlch-Y-Cibau | Site Plan



## PLOT 5 & 6 - POPPY FIELD, BWLCH Y CIBAU

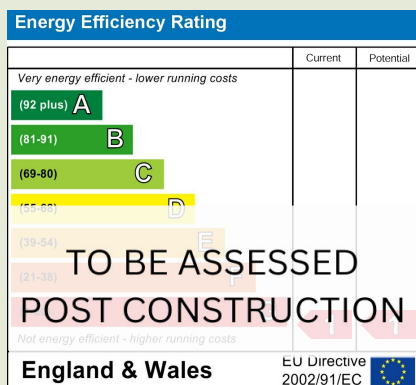


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



### WELSHPOOL SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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