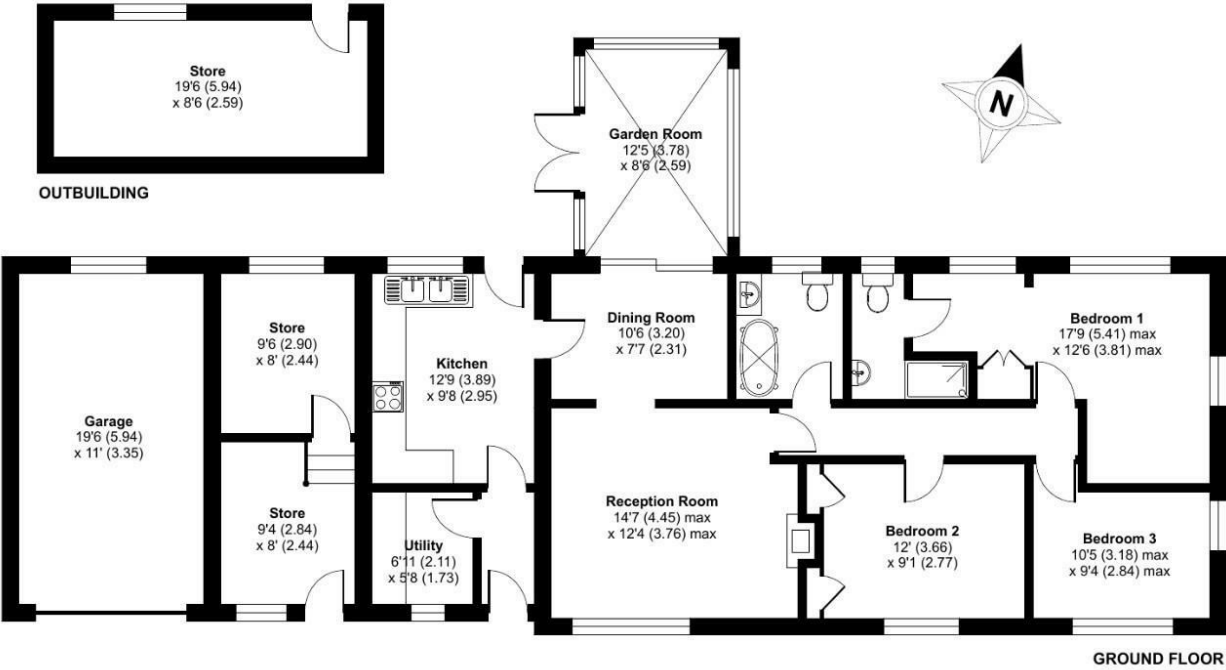


FOR SALE

Awelon, Coed Llan Lane, Llanfyllin, Powys, SY22 5BP



Approximate Area = 1126 sq ft / 104.6 sq m
Garage / Store = 393 sq ft / 36.5 sq m
Outbuilding = 165 sq ft / 15.3 sq m
Total = 1684 sq ft / 156.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1336176



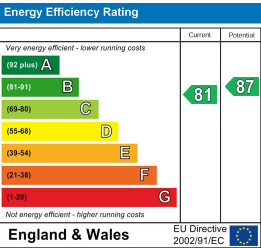
FOR SALE

Offers in the region of £340,000

Awelon, Coed Llan Lane, Llanfyllin, Powys, SY22 5BP

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



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01938 555552



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Located in the centre of Llanfyllin with a high degree of privacy
- Much improved detached 3-bedroom bungalow
- Solar PV panels with battery storage and air source heat pump are connected at the property
- Elevated position with views over the town and countryside
- Refitted bathroom
- Low-maintenance rear garden

Double glazed timber entrance door leading into

Entrance Hall
Quarry tiled floor.

Utility Room
Plumbing and space for washing machine, frosted double glazed window, hot water cylinder, solar photovoltaic invertor and battery storage, radiator.

Kitchen
Fitted with a range of shaker-style wall and base units with laminate work surfaces, electric hob and oven, extractor canopy, fridge freezer and dishwasher included, tiled splashbacks, double glazed window to rear elevation with views over the town and surrounding countryside, quarry tiled floor, frosted double glazed rear access door, radiator, door to

Dining Area
Double glazed patio doors leading into Conservatory, radiator, opening into

Lounge
Wood laminate floor covering, double glazed window to front elevation, radiator, woodburning stove set on slate hearth, picture rail.

Conservatory
Double glazed window to three elevations overlooking the surrounding countryside, double glazed French doors lead to rear patio entertaining area, radiator.

Inner Hallway
Radiator, loft access.

Bathroom
Refitted with a white suite comprising of bath with mixer tap and shower attachment, wash hand basin set on vanity unit, low level W.C., tiled floor, radiator, frosted double glazed window, extractor fan.

Bedroom One
Double glazed window to rear elevation, feature window to side elevation, radiator, dressing area with built in wardrobe.

Ensuite
Large walk in shower, wash hand basin set on vanity unit, radiator, low level W.C., extractor fan, recess spotlights, tiled floor.

Bedroom Two
Double glazed window to front elevation, radiator, built in storage cupboard.

Bedroom Three
Double glazed window to front elevation, radiator, feature window to side elevation.

Externally
To the front, the property has parking to either side of the plot, hedge boundary, lawn, planted borders, single garage with up and over door and inspection pit, door to two rooms (potentially study and additional store room). To the side of the property is a paved seating area with steps down to chipped pathways, lawned area, stocked borders for ease of maintenance, greenhouse, pedestrian access gate to the front and courtesy light. To the rear there is a paved patio area, access from the Conservatory and Kitchen with feature pergola, air source heat pump and access to cellar room.

Agents Notes
This property is fitted with solar photovoltaic panels with battery storage and air source heat pump.

Services
Mains electricity, water, drainage are connected at the property. Heating system is air source heat pump and solar photovoltaic panels. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Directions
Postcode for the property is SY22 5BP

What3Words Reference is lofts.provider.overlaid

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com