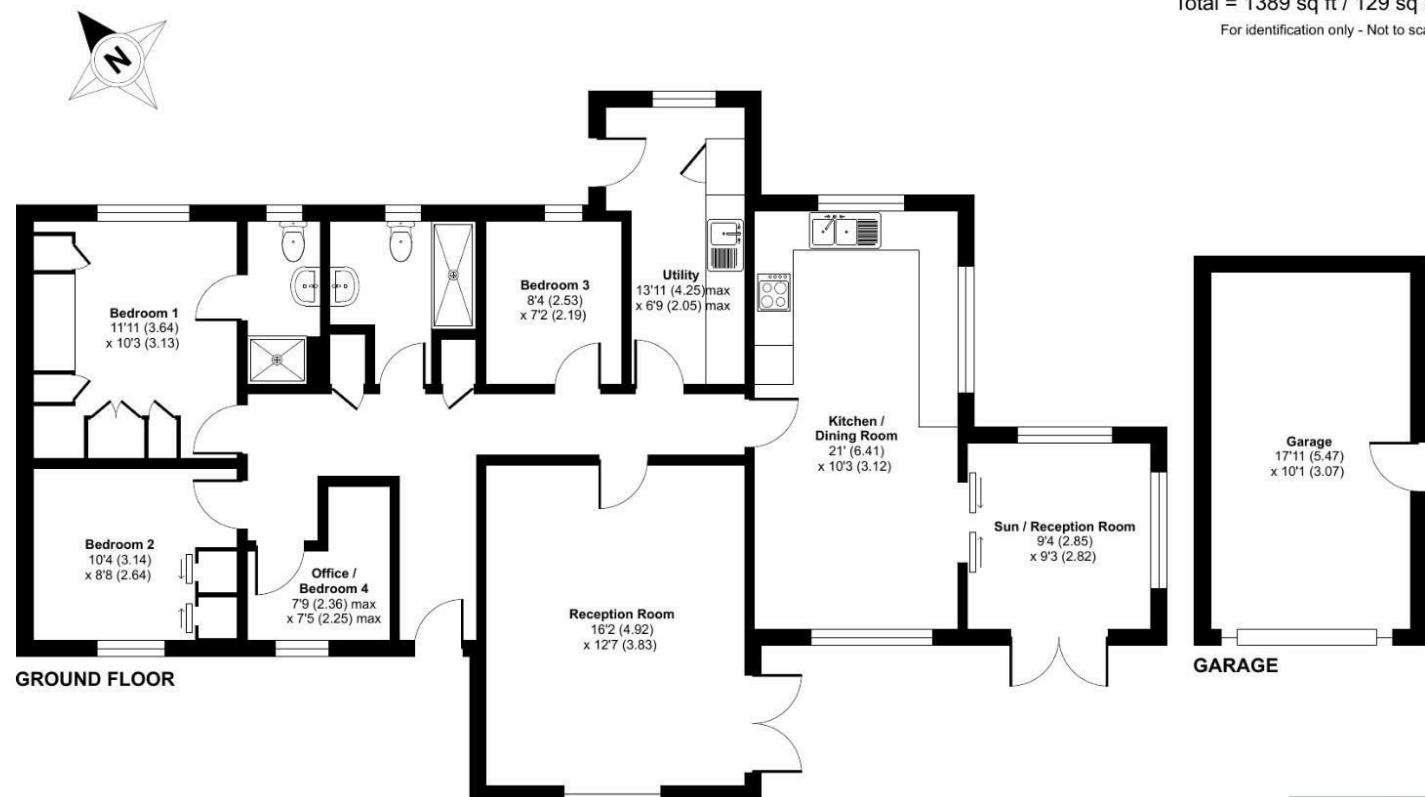


FOR SALE

35 Llys Melyn, Tregynon, Newtown, SY16 3EE



Approximate Area = 1208 sq ft / 112.2 sq m  
Garage = 181 sq ft / 16.8 sq m  
Total = 1389 sq ft / 129 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: 1332350



FOR SALE

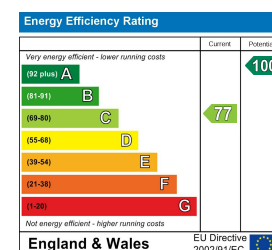
Offers in the region of £365,000

35 Llys Melyn, Tregynon, Newtown, SY16 3EE

**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



England & Wales



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Situated in the village of Tregynon, this spacious and well maintained bungalow built in 2016 offers low maintenance living for any purchaser. The immaculate accommodation comprises of an entrance hall, lounge, kitchen/dining room, utility room, sun room with French doors, principal bedroom with ensuite, three further generous bedrooms and shower room. The property has ample off road parking, single garage, low maintenance corner plot, solar water heating reducing running costs and pleasant village location. Viewing is advised to appreciate the size, situation and quality of the bungalow.



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Residential / Fine Art / Rural Professional / Auctions / Commercial



2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- Located in the quaint village of Tregynon
- Spacious and well-maintained bungalow built in 2016
- Designed for ease and low-maintenance living
- Immaculate accommodation
- Ample off-road parking
- Viewing recommended to appreciate size, location and quality

Frosted double glazed entrance door leading into

**Entrance Hall**

Oak flooring, smoke alarm, loft access, two radiators, cloaks cupboard, shelved storage cupboard.

**Lounge**

Double glazed window to front elevation, double glazed French doors to side elevation, wall mounted electric fire, oak flooring, radiator, television point.

**Kitchen/ Dining Room**

Fitted with a range of high gloss wall and base units with laminate work surfaces, NEFF electric hob and twin oven, stainless steel extractor canopy, under unit lighting, stainless steel sink drainer unit, mixer tap, double glazed windows to side, front and rear elevations, wine cooler, integrated dishwasher, space for fridge freezer, recess spotlights to Kitchen area, tiled floor to Kitchen area, oak flooring to Dining area, radiator, pocket doors provide access into the Sun Room.

**Sun Room**

Double glazed windows to side and rear elevations, double glazed French doors to front elevation, radiator, television point.

**Bedroom One**

Double glazed window to rear elevation, radiator.

**Ensuite**

Walk in shower, pedestal wash hand basin, low level W.C., heated chrome towel rail, tiled floor, tiled walls, extractor fan, frosted double glazed window to rear elevation.

**Bedroom Two**

Double glazed window to front elevation, radiator.

**Bedroom Three**

Double glazed window to front elevation, radiator.

**Shower Room**

Large walk in shower, low level W.C., pedestal wash hand basin, tiled floor, tiled walls, frosted double glazed window to rear elevation, heated chrome towel rail, extractor fan.

**Bedroom Four**

Double glazed window to rear elevation, radiator.

**Utility Room**

Fitted with a range of wall and base units with laminate work surfaces, plumbing and space for washing machine, tiled floor, radiator, stainless steel sink drainer unit with mixer tap, double glazed window to rear elevation, Firebird oil boiler, double glazed side access door, airing cupboard.

**Externally**

The property is situated on a corner plot designed for ease of maintenance with paved seating area, paved off road parking area, courtesy light, raised flower beds, single garage with electric roller shutter door and loft access, side access door and outside tap. To the side there is a gravelled area and to the rear is a paved pathway, courtesy light and gravelled area.

**Agents Notes**

The property is fitted with solar panels providing hot water and was constructed in 2016.

**Services**

Mains electricity, water, drainage and oil central heating are connected at the property. 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 SY16 3EE

What3Words Reference is courts.pelting.visitors

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)