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Hafan Heulog Fforrd Y Cain, Llanfyllin, SY22 5ES

Offers Over £599,000

NO ONWARD CHAIN!! Situated on the outskirts of the picturesque village of Llanfyllin, this impressive five-bedroom detached residence offers spacious and versatile living throughout, perfect for modern family life.The property boasts four en-suite double bedrooms, along with a generous fifth bedroom, ideal for guests or a home office. The living accommodation includes a large lounge, a cosy snug room, a formal dining room, and a well-appointed kitchen/breakfast room complemented by a useful utility room. Externally, the home sits within beautifully maintained grounds featuring lawned and shrubbed areas, a tranquil pond, and a large private garden ideal for entertaining or relaxing. A private driveway leads to a double garage, providing ample parking and storage. Enjoying spectacular countryside views, this property combines privacy and space with easy access to village amenities—making it the perfect family home in a truly idyllic setting.

Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx. 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin proceed through the village and turn right onto Ffordd y Cain and follow the road passing Maes Myllin estate, follow the road up the hill where the property will be identified on the right hand side set back from the road just after the speed limit change.

Accommodation Comprises



Hallway

The spacious hallway has stairs leading off to the first floor with understairs cupboard, a radiator and doors leading to the lounge, snug and kitchen. With wall lights, a part glazed door to the front and a window to the front.

Lounge 19'10" x 15'7" (6.06m x 4.77m)



The large lounge has a feature log burner with a slate hearth and a wooden beam over. A large bay window to the front offers beautiful views over the surrounding countryside, with a window seat this is a perfect place to sit. The room has classic features such as a dado rail, coved ceilings and an arch way leads into the adjoining garden room.

Additional Photo



Additional Photo



Garden Room 14'6" x 10'2" (4.44m x 3.12m)



The garden room has windows all round with built in blinds, spotlights, an all weather roof and two Velux windows. This is a wonderful room from which to enjoy looking over the garden and views beyond. Adjoining the lounge this creates a great social space.

Dining Room 15'7" x 11'7" (4.76m x 3.55m)



The formal dining room has a window to the side, a window to the rear overlooking the rear garden, coved ceiling, dado rail and a radiator.

Snug Room 11'8" x 9'7" (3.57m x 2.94m)



The cosy snug room has a window to the rear, coved ceiling, a dado rail and a radiator. This room would make a great library, office or play room.

Kitchen/Breakfast Room 11'8" x 11'7" & 11'8" x 10'4" (3.56m x 3.54m & 3.56m x 3.16m)



This large open plan kitchen/breakfast room really does feel like the heart of the home, with a window to the front with wooden sill overlooking the gardens and views beyond, tiled floor, part tiled walls and patio doors leading to the rear garden. There is an extensive range of high quality base and wall units and display cabinets offering plenty of storage, There is a one and half bowl sink with mixer tap, a built in Bosch dishwasher, built in under counter fridge, an eye level electric oven, and a Neff hob with built in cooker hood with new extractor fitted. Continuation off the kitchen units into the breakfast room provides further storage and display space. A door leads through to the snug room and utility room.

Additional Photo



Utility Room 18'8" x 8'11" (5.71m x 2.72m)



The utility room has a part glazed door to the front, a window to the front, space and plumbing for a washing machine and tumble dryer, There are wall and base units with worktops over, a sink with mixer tap, a door to the oil fired boiler, a door to the cloak room and a door leading to the garage, stairs lead up to the fifth bedroom/study which also has an ensuite shower.

Cloak Room

The cloak room has a window to the rear, w/c, a wash hand basin , a heated towel rail with part tiled walls and tiled floor.

Bedroom Five/Study 14'2" x 8'9" (4.33m x 2.67m)



The fifth bedroom/study room is perfect for guests or potential annexe accommodation. It has two Velux windows, a radiator, spotlights and a window to the front over looking the views.

Bedroom Five En-suite



The en-suite has a shower cubicle, w/c, a wash hand basin, spot lights and an extractor fan.

Double Garage 19'8" x 18'8" (6.01m x 5.71m)

This large double garage has a window to the front, an up and over electric door, power and lighting - a great space for storage or a workshop and further potential to convert into additional accommodation if required.

Landing

The landing has doors leading to the four bedrooms and family bathroom. There is a loft hatch, a dado rail and coved ceilings.

Principal Bedroom 17'7" x 15'7" (5.38m x 4.75m)



The principal bedroom has a window to the front with exceptional views, a ceiling fan, two built in wardrobes, a radiator and a door leading to the en-suite bathroom.

Principal Bedroom En-suite



The en-suite has a corner bath with mains shower head over, w/c, a wash hand basin on a vanity unit, an extractor fan, a heated towel rail and spot lights.

Bedroom Two 15'7" x 11'7" (4.75m x 3.55m)



The second double bedroom has a window to the rear over looking the garden, a radiator and a door leading through to the en-suite.

Bedroom Two En-Suite

With spotlighting, shower cubicle with power shower, W/C and a wash hand basin.

Bedroom Three 11'8" x 11'7" (3.56m x 3.54m)



The third double bedroom has a window to the front with extensive views, a radiator and built in wardrobes.

Bedroom Three En-suite



The en-suite has a window to the front, a shower cubicle with power shower, w/c, a wash hand basin, part tiled walls and tiled floor.

Bathroom



The family bathroom has a L shaped bath with glass shower screen, mains shower over, w/c, a wash hand basin on a vanity unit. With fully tiled walls, a heated towel rail.

Bedroom Four 11'8" x 11'7" (3.56m x 3.54m)



The fourth double bedroom has a window to the rear and two built in wardrobes.

To the Front

To the front of the property is a long driveway leading up to the double garage with parking for several cars, with additional parking for several cars just off the driveway. The generous front garden has lawned and shrubbed areas and has been very well tended. An Indian stone pathway leads around the front of the property to a patio area and a double ornamental pond, mature trees and shrubbed borders. There is an extra large power awning over the patio area. The peaceful sun trap seating area over looks the stunning views. A truly peaceful place to sit.

To the Rear

To the rear of the property this well established garden has lawned and shrubbed areas elevating up to the top of the garden. There is an Indian stone path leading around the property, a shed, stone steps leading up and mature tress to the edge.

Additional Photo



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Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to

their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band F.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

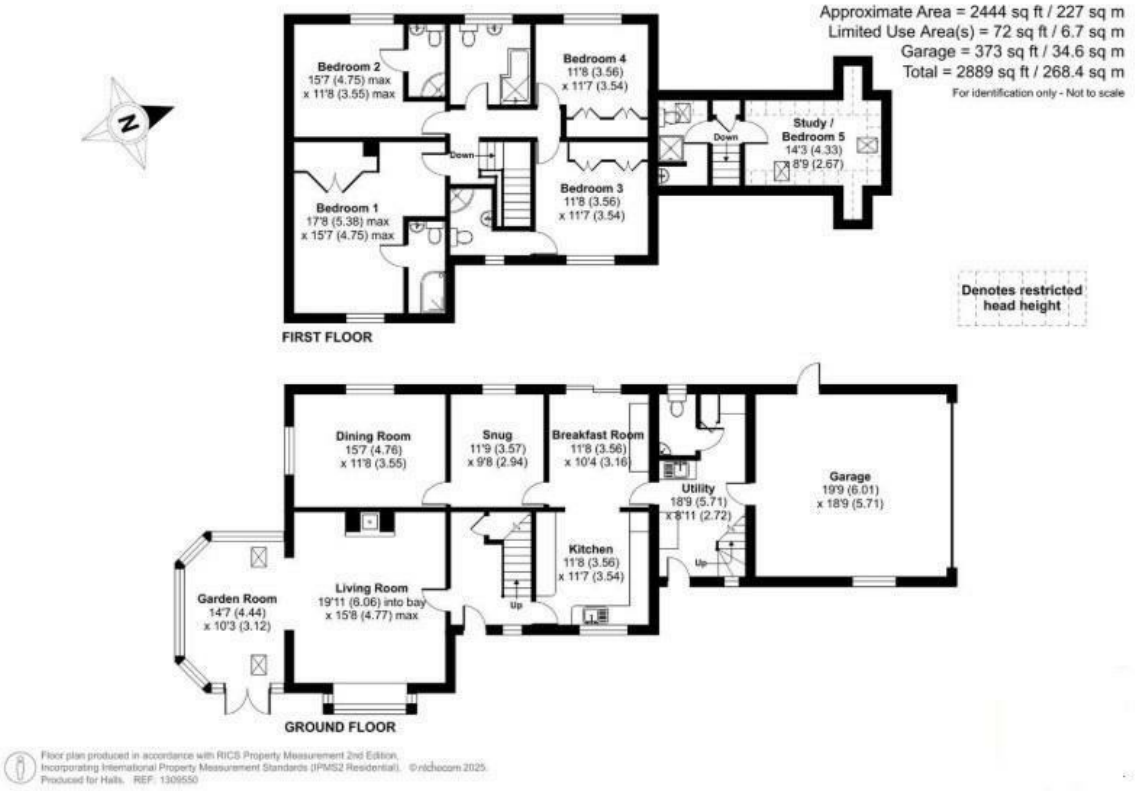
To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

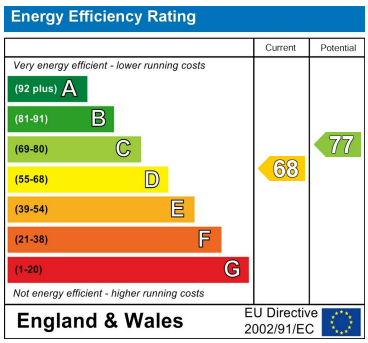
Floor Plan



Area Map



Energy Efficiency Graph



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