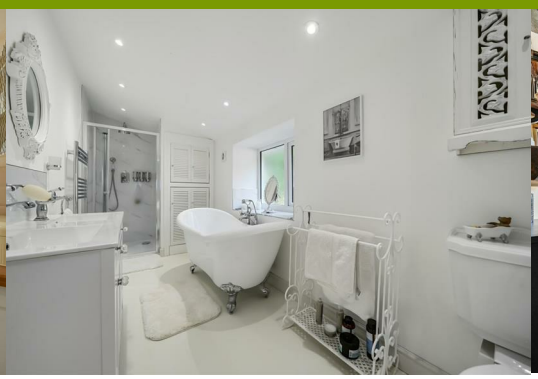


LLYS AWEL

STAY LITTLE | LLANBRYNMAIR | POWYS | SY19 7BU







A unique opportunity to own this exceptionally well-presented stone and slate three-bedroom property, recently refurbished throughout by the current owner. The property features individually designed rooms, quality fixtures and fittings, and enjoys extensive views over the surrounding countryside from its rural village setting in the heart of Mid Wales.

The property occupies a pleasant position within the rural village of Staylittle, which benefits from a village shop/post office and village hall, along with a strong community spirit. The surrounding area is renowned for its attractive Mid Wales countryside and offers excellent opportunities for walking, fishing, sailing and a wide range of other outdoor pursuits.

Staylittle is conveniently located for the nearby market towns of Llanidloes and Machynlleth, both of which offer a range of shops, educational and recreational facilities. Machynlleth is also well known for its vibrant Wednesday market and provides convenient access towards the Cardigan Bay coast. In addition, the coastal university town of Aberystwyth and the beautiful beach resort of Aberdyfi are approximately 30 miles away.

The property enjoys attractive views across the surrounding countryside and is ideally placed for access to the area's reservoirs and Hafren Forest, with its numerous walks and the source of the River Severn.

Offers in the region of £300,000





1 3 2 E (predicted rating)

- **Charming Semi-Detached Cottage**
- **Stone Construction With Slate Roof**
- **Peaceful Rural Setting In Mid Wales**
- **Four-Piece Bathroom With Elegant Roll-Top Bath**
- **Lawned Side Garden**
- **Attractive Views Across Surrounding Countryside**

SITUATION

Llys Awel enjoys a peaceful rural setting in Staylittle, surrounded by the stunning countryside of Mid Wales.

The property is ideally placed for walking, cycling with the nearby town of Newtown providing supermarkets, shops and a railway station, offering convenient access to the wider area.

The Cambrian Mountains and Cardigan Bay coastline are also within easy reach.

ACCOMMODATION

A welcoming entrance porch features attractive quarry-tiled flooring and leads into the entrance hall. From here, doors provide access to the kitchen/diner and lounge, while stairs rise to the first floor.

The generous lounge is a bright and welcoming reception space, featuring a large picture window to the front elevation which floods the room with natural light. An attractive electric feature stove creates a cosy focal point, complemented by stylish wood-effect laminate flooring.

The beautifully refitted family bathroom is a particular feature of the property, offering a stylish and contemporary four-piece suite.

The impressive fittings comprise a freestanding roll-top bath, generous walk-in double shower and twin wash hand basins set within a stylish vanity unit.

Further features include a heated towel rail and a useful storage cupboard housing the electric central heating boiler.

The first-floor landing provides access to all bedrooms and the family bathroom, with doors leading directly off the landing to each room.

The generous master bedroom features attractive laminate flooring and a large double-glazed picture window to the front elevation, flooding the room with natural light while taking full advantage of the stunning views over the surrounding countryside.

Bedroom Two is also a well-proportioned double bedroom, positioned to the front of the property and enjoying lovely countryside views.

Bedroom Three is situated to the rear of the property, providing a comfortable and versatile additional bedroom.

The impressive kitchen/dining room has been thoughtfully fitted with an attractive range of cream Shaker-style wall and base units, complemented by an inset one-and-a-half bowl sink and useful wine rack. A range cooker with extractor canopy provides a superb focal point, while an integrated dishwasher adds to the practical appeal. The room also features an inset electric feature fire, creating a warm and inviting atmosphere.

A picture window to the front elevation provides lovely views and incorporates a useful window seat, making this an ideal spot to sit and enjoy the outlook. Further benefits include laminate flooring and a generous understairs storage cupboard and space for a fridge/freezer.

Beyond the kitchen is a useful boot room and utility area, fitted with a range of practical base units and an inset ceramic sink. Double-glazed windows to the side and rear elevations provide plenty of natural light, while a door gives direct access to the garden.

The room also benefits from plumbing and space for a washing machine, together with dedicated space for a fridge and freezer, making this a highly practical addition to the home. Leading off the boot room, the shower room is fitted with a convenient walk-in corner shower, WC and heated towel rail, providing a practical and well-appointed facility.

EXTERNALLY

To the side of the property is a pleasant lawned garden area, complemented by a paved pathway and useful garden shed, providing practical outdoor storage.

SERVICES

Mains electricity, water, electric central heating and a shared septic tank for 3 properties.

None of these services have been tested by Halls.

TENURE

Freehold. Purchasers must confirm via their solicitor.





LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'C'

VIEWINGS

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

DIRECTIONS

Postcode for the property is SY19 7BU

What3Words Reference is ///wonderfully.harps.spurted

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 £36 (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.

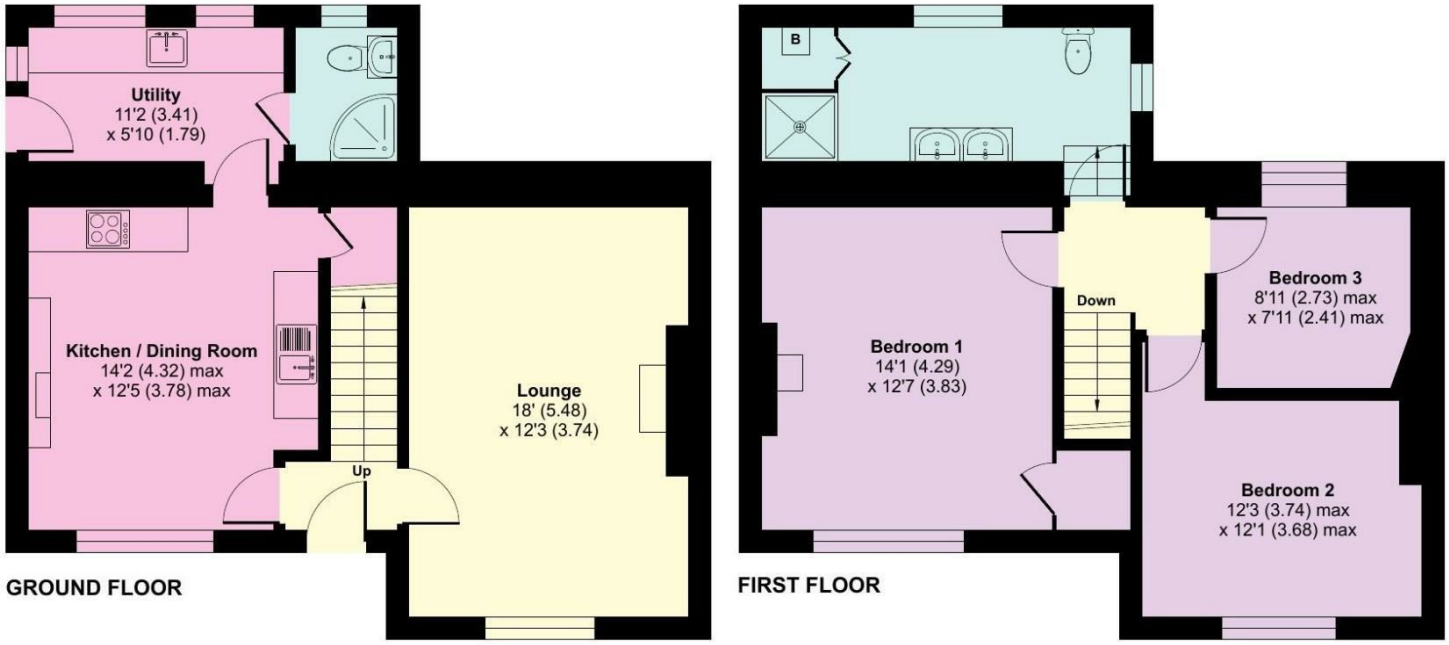
WEBSITES

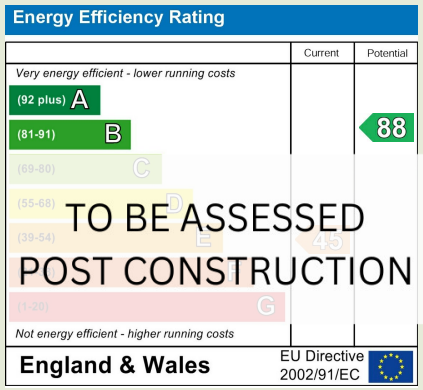
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Llys Awel Staylittle, Llanbrynmair, Powys, SY19

Approximate Area = 1168 sq ft / 108.5 sq m

For identification only - Not to scale





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.

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.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Halls 1845

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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