



1 Cae Garreg, Trefeglwys, Caersws, SY17 5PR

Offers in the region of £300,000

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Sunny spaces, country views, and a garden to potter in — 1 Cae Garreg offers easy bungalow living in beautiful Trefeglwys.

Key Features

- Detached Bungalow
- Three Bedrooms
- Kitchen with Adjoining Utility
- Large Living Room
- Conservatory offering additional Reception Space
- Shower Room with Wash Basin & WC
- Generous, South-West Facing Gardens
- Off-Road Parking
- Quiet Location within Popular Trefeglwys
- EPC C

The Property

Set in the picturesque village of Trefeglwys, 1 Cae Garreg is a light-filled, detached bungalow that offers modern comfort, generous living space and stunning views in every direction.

Positioned on a spacious corner plot, this three-bedroom home is surrounded by beautifully maintained gardens and rolling Mid-Wales countryside. Designed for easy, single-level living, it's the ideal choice for a growing family, a downsize without compromise, or anyone seeking peace and practicality.

Inside, the accommodation flows effortlessly. At the heart of the home, a bright and well-proportioned living room opens through French doors into a charming conservatory—a peaceful, sun-lit retreat overlooking the garden. From morning coffee to lazy Sunday reads, this space delights year-round.

The kitchen is fitted with smart blue cabinetry and ample work-top space, and enjoys dual-aspect windows with

views to the front and side. There's also a useful separate utility room with an exterior door leading to the driveway.

The home offers three versatile bedrooms, all blessed with excellent natural light. One is currently used as a home office, another as storage—but either could easily revert to guest or hobby use. The shower room includes a generous walk-in shower, wash basin and WC.

Outside, the wrap-around gardens are mostly laid to lawn, with mature borders and plenty of space for a greenhouse or vegetable beds. There are two sheds in good condition. The property also features solar panels for enhanced energy efficiency, plus a gravelled drive and ample parking.

Tucked into a quiet, community-minded village with countryside on your doorstep, this home offers flexible space, an easy lifestyle—and room to grow. Come and see just how much it offers.

The Location

Trefeglwys is a small, welcoming village set in the scenic Trannon Valley in Mid Wales. Surrounded by rolling countryside, it's a place that offers a slower pace of life, ideal for those looking to enjoy the outdoors, raise a family, or settle into a more peaceful routine.

The village is home to a well-regarded primary school, a community hall hosting multiple local groups and activities, village playground, places of worship, and The Red Lion; a friendly

local pub.

Just outside the village is Meadow Springs Country & Leisure Park, which recently won "'Best Caravan, Camping, Glamping' category at the National Tourism Awards organised by the Welsh Government and Visit Wales. Meadow Springs features Arthur's Restaurant & Bar - an extremely popular new hospitality venue.

For anyone interested in pursuing outdoor activities the opportunities are endless. Trefeglwys is under 6 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club.

The beautiful neighbouring Mid Wales town of Llanidloes has much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal boutiques.

Trefeglwys is also close to Caersws with a



Train Station and links to Bus Routes.

Trefeglwys combines rural charm with access to high-quality leisure facilities, all within a close-knit and friendly community—making it a great place to call home.

Services

We are informed the property is connected to all mains services.

Heating

The property has oil fired central heating.

There is an electric fire in the living room.

Solar panels have been installed on the roof.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 50 MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Llanidloes - 4 miles
- Caersws - 4 miles
- Newtown - 10 miles
- Machynlleth - 18 miles
- Aberystwyth - 35 miles
- Shrewsbury - 42 miles

What3Words

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At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

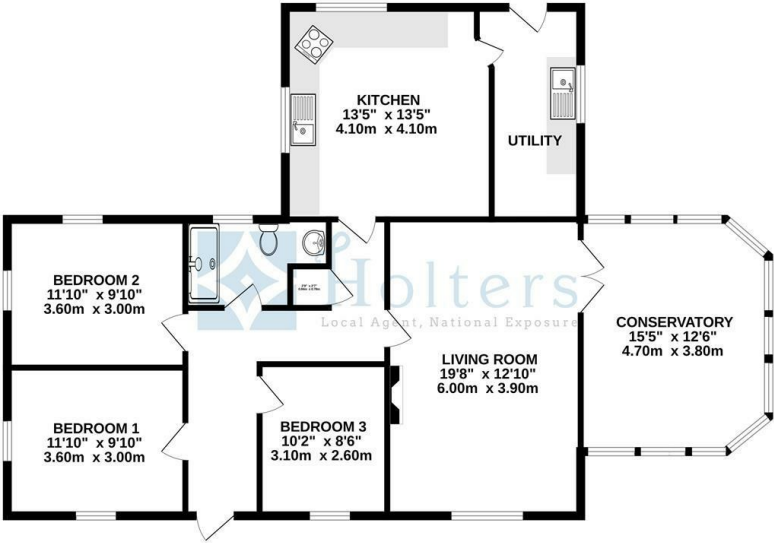
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GROUND FLOOR
1206 sq.ft. (112.1 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

