



1 Maes Hafren, Caersws, SY17 5HE

Offers in the region of £210,000



Holters
Local Agent, National Exposure

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1 Maes Hafren is a deceptively spacious three-bedroom end-of-terrace home, set in the well-connected village of Caersws.

Well-suited to first-time buyers, young families, or those looking to downsize, the property offers a practical layout with generous living space and a large standalone garden. It offers scope for updating, giving buyers the chance to make the space their own.

Key Features

- Spacious End of Terrace Home
- Three Bedrooms
- Large Living / Dining Room & Additional Reception Room
- Fitted Kitchen and Adjoining Utility
- Family Bathroom, Upstairs WC, Downstairs Shower-room with Second WC
- Wraparound Patio & Large Additional Rear Garden
- Two Garden Sheds & Greenhouse
- Off-Road Parking
- No Onward Chain
- Popular Village Location

The Property

Built in the 1920s and offered to the market for the first time in over 15 years, 1 Maes Hafren is a deceptively spacious three-bedroom end-of-terrace home with generous accommodation, a large rear garden, and far-reaching countryside views, all set in the heart of the well-connected village of Caersws.

Inside, the property is full of potential. The ground floor features two distinct reception spaces: a front living room with a bay window and ceiling fan, and a large sitting/dining room which spans the length of the home, with a gas fire and dual-aspect windows making it a light-filled space.

The kitchen is fitted with solid pine units and flows neatly into the adjoining utility room, which has

external access to the rear. There's also a practical downstairs shower room and WC, offering extra convenience for daily life.

Upstairs, the home offers three bedrooms, including two generous doubles. All the front-facing rooms enjoy a lovely outlook with open views across the River Severn towards the surrounding hills, a standout feature of the home. The main bedroom also includes a ceiling fan. A traditional family bathroom and separate WC complete the first floor.

One of the key highlights is the outside space. A low-maintenance wraparound patio gives way, just across a quiet private lane, to a large standalone garden with raised beds, a greenhouse, and two sheds. It's been a real labour of love for the current owners and offers fantastic potential for those wanting to grow their own or simply enjoy the space. The garden could easily be re-landscaped to suit a new owner's lifestyle, whether that's a lawn, play area, or continued cultivation.

The property benefits from off-road parking for one vehicle, mains gas central heating, and double glazing throughout.

Offered at a sensible and competitive

price, this is a great opportunity for first-time buyers, downsizers, keen gardeners or young families to secure a spacious home with huge potential in a thriving village with excellent transport links. While the house would benefit from some updating, it is neatly presented, full of light, and offers plenty of scope to add value.

The Location

Caersws is a lively village with a strong sense of community and a surprising range of amenities for its size. The long-established Caersws Village Club acts as a local hub for social events, live music, and sports, while the village's two pubs, fish and chip shop, petrol station, butcher, post office, and convenience store cover most daily needs. There's also a well-equipped playground and a primary school, making it a practical spot for families.

The village has a proud footballing tradition, with Caersws FC being a long-standing part of the Welsh football scene and central to village life.

Caersws is well connected via its railway station on the Cambrian Line, with direct links to Newtown, Shrewsbury, Machynlleth, and the coast. Newtown, just 6 miles away, offers supermarkets, healthcare, a choice of secondary schools, and a further education college. Llanidloes



is around 10 miles west and provides additional amenities, including a high school, independent shops, and a lively arts and food scene. For outdoor pursuits, Llyn Clywedog is within easy reach, offering walking trails, sailing, and fishing, while the beaches of Aberdyfi and Borth are just over an hour's drive away.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C.

Services

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

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 500 MB. Interested parties are advised to make their own enquiries.

What3Words

///custard.inert.started

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Nearest Villages/Towns

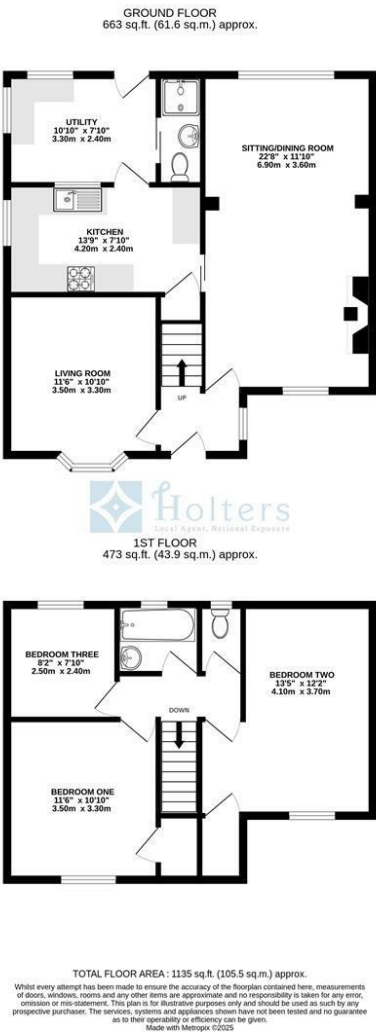
- Trefeglwys - 4 miles
- Newtown - 6 miles
- Llanidloes - 8 miles
- Machynlleth - 22 miles
- Shrewsbury - 37 miles

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. 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.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
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