



**Holters**

Local Agent, National Exposure

**1 Chapel Field, Llandinam, SY17 5BX**

**Offers in the region of £292,500**



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# 1 Chapel Field, Llandinam, SY17 5BX

What better way to start a new year than by finding your new home.

Coming to the market in the village of Llandinam, this three-bedroom detached house offers comfortable space, a fantastic fitted kitchen and a setting that's easy to settle into.

A lovely opportunity for a fresh start in 2026.

## Key Features

- Attractive Detached Village Home
- Three Well-Proportioned Bedrooms
- Dual Aspect Sitting Room with Doors Opening to the Garden
- Recently Fitted Nobilia Kitchen with Adjoining Utility Room
- Family Bathroom with Bath and Separate Shower and Downstairs WC
- Enclosed and Easy-to-Manage Rear Garden
- Integral Garage
- Off-Road Driveway Parking
- Quiet Residential Cul-de-Sac within Llandinam Village
- EPC Rating D

## The Property

Tucked away in a quiet residential spot in the village of Llandinam, 1 Chapel Field is a well-kept detached home that's comfortable, practical and ready to move straight into. It's the kind of house that's been sensibly looked after and improved, offering a straightforward move for someone wanting to get on with life rather than take on a project.

The accommodation is arranged over two floors. On the ground floor, there is a welcoming entrance hall with a downstairs cloakroom and stairs rising to the first floor. The sitting room is a good-sized, light-filled space, with sliding doors opening directly onto the rear garden, making it easy to use throughout the year.

The kitchen is a genuine standout feature and has been recently refitted with a Nobilia kitchen, a well-regarded German manufacturer known for

quality and clever design. It has been thoughtfully planned and is packed with useful features, including excellent storage, integrated appliances and a central island that naturally anchors the room. It feels solid, practical and easy to live with, and has clearly been designed to be used properly rather than simply look good. A separate utility room sits alongside, keeping everyday jobs out of the main living space, with internal access through to the garage.

Upstairs, the landing leads to three well-proportioned bedrooms, all ready to move straight into, along with a modern family bathroom with both a bath and separate shower.

Outside, the rear garden has been completely re-landscaped by the current owners to create a lovely, usable space that works well throughout the seasons. There is a well-kept lawn alongside patio seating areas, making it just as suited to summer barbecues as it is to a quiet coffee on a crisp winter morning. It's a straightforward, well-considered space that's ready to be enjoyed. Driveway parking and an integral garage complete the picture.

A well-presented village home that's ready to move into. For more information or to arrange a viewing of 1 Chapel Field, please contact Holters.

## The Location

Llandinam village is located in the heart of Montgomeryshire, on the A470 between Llanidloes and Newtown. The village is rich in history being the

former home of David Davies, famed 19th Century Industrialist and Philanthropist. To this day the village has a vibrant community and boasts a village pub, a popular primary school, nursery and forest school, weekly post-office services and a well supported Village Hall which hosts a range of events from coffee mornings to exercise classes.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llandinam is under 10 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.

The property is just off the A470 a main visitor route into Mid Wales. It is served



by local bus routes and is close to Caersws and Newtown train stations.

#### Heating

The property has oil fired central heating.

#### Services

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

#### 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 900 MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns / Villages

Caersws - 2 miles

Llanidloes - 6 miles

Newtown - 8 miles

Rhayader - 20 miles

Aberystwyth - 35 miles

Shrewsbury - 40 miles

#### What3Words

///impressed.nearly.crystal

#### Money Laundering Regulations

In order to comply with current legislation, we

are required to carry out Anti-Money

Laundering (AML) checks on

all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe

Business Solutions Ltd 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.

#### Wayleaves, Easements and Rights of Way

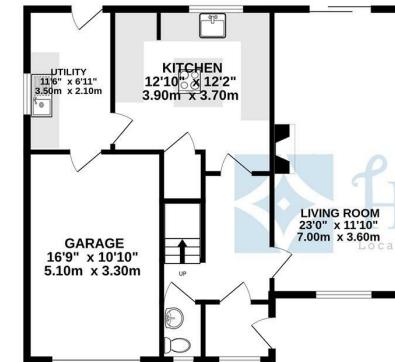
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
809 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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 survey has not been carried out by a Building Surveyor and no report has been issued. The property has not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metrixpro 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B		61
(69-80) C		
(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



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