



15 Maes Y Dafarn, Carno, Caersws, SY17 5NG

Offers in the region of £270,000



Holters
Local Agent, National Exposure

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Holters are delighted to bring to market this well-presented family home, offering generous accommodation, flexible living space and a truly lovely garden. Viewing is highly recommended.

- Lovely Detached Home
- Kitchen / Dining Room
- Generous Enclosed Rear Garden
- Viewing Advised
- Three Bedrooms
- Spacious Living Room
- Off-Road Parking
- Family Bathroom and En-Suite Shower to the Master
- Conservatory & Further Reception Room / Fourth Bedroom
- Council Tax C

The Property

Tucked into the popular residential development of Maes Y Dafarn in Caersws, number 15 is a beautifully presented three-bedroom detached home that has been finished and maintained to a genuinely high standard throughout. From the moment you arrive, the property makes a strong impression: a smart red-brick exterior with solar panels, a slate-effect roof, a charcoal composite front door and a neatly kept driveway providing generous off-road parking.

Inside, the home is immediately striking for its brightness. The reception room sits at the front of the house and is a generous, well-proportioned space, bay-windowed and flooded with natural light. A dramatic dark feature wall frames a slate-effect fireplace housing a wood-burning stove, with an oak mantel and floating shelves above, creating a focal point that is both bold and inviting. Wood flooring runs underfoot and the room connects through to the kitchen dining room beyond.

The kitchen dining room has been thoughtfully fitted with grey shaker-style cabinetry, dark worktops and a marble-effect splashback, with integrated appliances including an

oven, gas hob with extractor over, dishwasher and washing machine. Open shelving adds a relaxed contemporary feel, and a corner dining arrangement with bench seating makes this a genuinely sociable space for everyday family life. A door leads out to the side of the property.

To the rear of the ground floor, the conservatory is a lovely addition, a bright, glass-roofed space that looks directly out over the garden and brings the outside in throughout the warmer months. The converted garage, now used as a study, is a substantial and versatile room that would serve equally well as a fourth bedroom, playroom or hobby space depending on the needs of the incoming family.

Upstairs, the landing is light and airy with a glazed oak balustrade and a window to the rear. The master bedroom is a calm, well-presented double with fitted wardrobes, carpeted flooring and a window to the front, and an en-suite shower room. Bedroom two is another comfortable double, and bedroom three, whilst the smallest of the three, is a well-proportioned single. The family bathroom is fitted with a panel bath with shower attachment,

pedestal wash basin and WC, complemented by part-tiled walls and patterned tile flooring.

The rear garden is a real strength of this property, generously sized, thoughtfully landscaped and clearly well-loved. A paved patio extends from the conservatory, ideal for outdoor dining, while a gravelled seating area provides a dedicated spot for outdoor entertaining. The lawned section is neatly kept and fully enclosed by close-board fencing, with a raised timber border to one side. There is also a timber storage lean-to, a garden shed, and plenty of space for children to play.

A well-loved family home that has been cared for with real attention to detail, 15 Maes Y Dafarn offers generous, versatile accommodation in a pleasant and well-connected village setting.

The Location

The village of Carno which was once home for what became the internationally renowned Laura Ashley fashion company, is now a vibrant and thriving community offering residents many amenities including a primary school, local pubs, a village shop / post office, places of



worship and a community centre which supports a range of recreational activities and clubs.

Carno is also ideally located to access the larger towns of Newtown, Welshpool and Machynlleth and it is only 45 minutes from the beautiful Welsh Coastal village of Aberdyfi. The village is also less than 10 minutes from Caersws station on the Cambrian Rail Line.

The beautiful Montgomeryshire countryside is a paradise for outdoor enthusiasts, offering a wide range of activities and adventures to suit all interests and abilities. From hiking and mountain biking to stargazing and wildlife watching, there is no shortage of ways to explore and enjoy this stunning natural wonderland.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating. Solar Panels have been installed on the roof and are fitted with an 8.6Kwh Battery

Services

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

Council Tax

Powys County Council - Band C

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

What3Words

///watch.gain.rules

Nearest Towns / Villages

Caersws - 5 miles
Newtown - 12 miles
Llanidloes - 14 miles
Machynlleth - 17 miles
Welshpool - 20 miles
Aberystwyth - 34 miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

Money Laundering Regulations

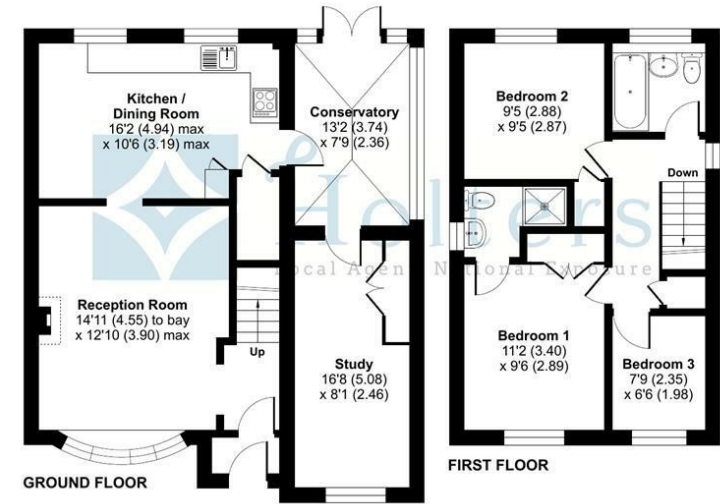
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide 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.

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.

Maes Y Dafarn, Caersws, SY17

Approximate Area = 1126 sq ft / 104.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1463285

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(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	

