



 **Holters**

9 Maes Y Dderwen, Llanbryn-mair, SY19 7DQ

Offers in the region of £257,500



Holters
Local Agent, National Exposure

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9 Maes Y Dderwen is a well-presented two-bedroom detached bungalow, set within a quiet cul-de-sac in the village of Llanbryn-mair. Marketed by Holters Estate Agents, the property offers comfortable single-storey accommodation, attractive gardens and generous parking in a peaceful village setting.

- Detached Bungalow
- Two Double Bedrooms
- Two En-suite Shower Rooms
- Lovely Reception Room with Log Burner
- Kitchen / Breakfast Room
- Redecorated & Modernised Throughout
- Enclosed Garden with Patio
- Integrated Garage with Utility Space
- Ample Off-Road Parking
- Village Location

The Property

Tucked away at the end of a quiet cul-de-sac in the village of Llanbryn-mair, 9 Maes Y Dderwen is a well-presented two-bedroom detached bungalow offering comfortable single-storey living, generous parking, attractive gardens and a programme of recent improvements throughout. The surrounding hills provide an attractive backdrop, enjoyed from several rooms and reinforcing the property's connection to its rural setting.

The kitchen/breakfast room is a particular highlight, fitted with a handsome range of painted shaker-style cabinetry with wooden worktops and a Belfast sink. There is ample space for a dining table and chairs, creating a welcoming everyday living space. Views towards the hills can be enjoyed from the sink window, while a door leads into a covered, gated porch area which in turn provides access to the garage. Attractive wooden flooring extends through the kitchen, hallway and sitting room, creating a sense of continuity throughout the principal living spaces. Please note the existing range cooker is excluded from the sale.

The sitting room is a comfortable and welcoming space, centred around a recently installed multifuel burner set upon a slate hearth. The room enjoys a

pleasant outlook and benefits from the same attractive wooden flooring found throughout the main living areas.

Bedroom One is a well-proportioned double room overlooking the garden, while Bedroom Two is also a generous double, enhanced by tasteful décor and a feature wall. Both bedrooms are served by newly fitted shower rooms, each featuring a walk-in shower and finished to a smart, contemporary standard.

The integral garage is complemented by a private driveway providing parking for several vehicles, with ample space for a camper van, trailer or similar. The garage incorporates a useful utility area with space and plumbing for a washing machine and tumble dryer, a stainless steel sink and fitted storage cupboards, whilst also providing excellent additional storage. Loft access is available from both the hallway and the garage, with the loft space partially boarded around each hatch to provide convenient storage areas. The property benefits from its own private driveway, whilst the access road in front is shared only with neighbouring properties serving this part of the cul-de-sac.

To the rear, a paved patio creates an ideal seating area, leading onto an enclosed lawned garden bordered by

mature hedging and enjoying a good degree of privacy. An 8' x 10' timber tongue-and-groove garden shed is included within the sale, providing useful additional storage. A further lawned garden lies to the front of the property.

A well-maintained and thoughtfully improved bungalow in a peaceful village setting, enjoying countryside views, attractive gardens, useful storage and generous parking, all presented in a ready-to-move-into condition.

The Location

Llanbryn-mair is a small village set within the scenic Twymyn Valley in the heart of Montgomeryshire, Mid Wales. Surrounded by rolling farmland, open hill country and far-reaching countryside, it offers a peaceful rural setting with a strong sense of community.

The village benefits from a well-regarded primary school, a community pub, a village shop and café selling local produce, and a community hall supporting a variety of local groups and activities. Glyndwr's Way National Trail passes directly through the village, making it a popular location for walkers and cyclists, while the surrounding landscape is criss-crossed with footpaths, bridleways and open



moorland for those who enjoy the outdoors.

The market town of Machynlleth lies approximately 13 miles to the west, offering an excellent range of independent shops, cafés, restaurants and cultural attractions. Beyond, the Dyfi Estuary and coastline around Aberdyfi provide opportunities for days by the sea, whilst the southern edge of Eryri National Park lies within easy reach, offering some of Wales' most celebrated mountain scenery.

To the east, Caersws and Carno provide everyday amenities, while the A470 offers straightforward access to Newtown, which provides a wider range of shopping, education and leisure facilities, together with a railway station connecting to the wider network.

Combining a peaceful rural setting with a well-established community and excellent access to the surrounding countryside, Llanbryn-mair remains one of Mid Wales' most appealing village locations.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has oil fired central heating.

Services

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

Broadband

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

Council Tax

Powys County Council - Band D

Nearest Towns / Villages

- Carno - 9 miles
- Caersws - 11 miles
- Machynlleth - 11 miles
- Llanidloes - 14 miles
- Newtown - 19 miles
- Aberdyfi - 20 miles

What3Words

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Referral Fees

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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.

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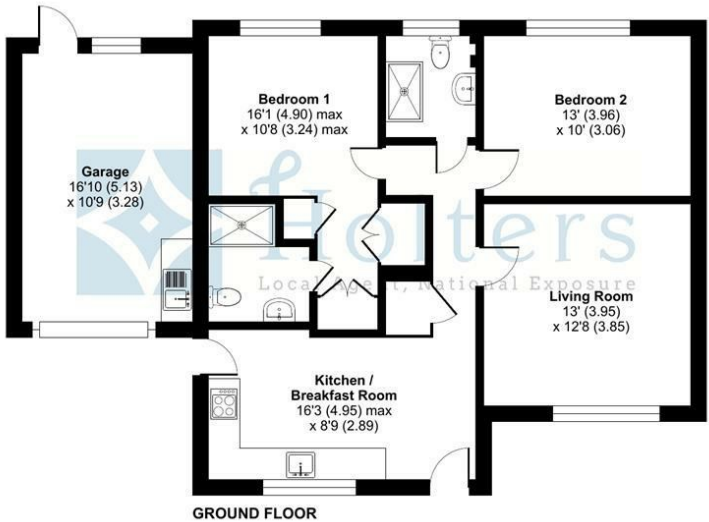
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Approximate Area = 777 sq ft / 72.2 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 957 sq ft / 88.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Holters Estate Agents. REF: 1467959 © richcom 2025

