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## Crows Nest, Eastgate Street, Llanidloes, Powys, SY18 6HD £98,000

An exciting opportunity to purchase a project in the form of a former Grade II listed chapel but with the bonus of having accommodation already in place to live in whilst you carry out further works. The chapel space offers some amazing potential and must be viewed to fully appreciate it. The property has a great location just a short walk from the town centre.



| Newtown Office | Tel: 01686 623123 |



The property comprises the following accommodation (measurements are provided for identification only):

**Chapel - 29'6" x 25'3" (9m x 7.7m)**

Double doors to front. Two full height arched windows to the front. Skylight windows and window to bedroom. Three sets of double doors to kitchen.

**Kitchen Living Room - 29'6" x 11' (9m x 3.35m)**

Two windows to the rear. Some painted panelling and exposed wall timbers. Exposed pine staircase. Overhead shelving and base kitchen unit with work surface over. There is a range cooker and sink with double drainer.

**Hallway -** Sash window to side. Exposed floorboards

**Bathroom -** Opaque window to the side. Bath with shower over, WC and basin.

**Former Vestry - 14'9" x 11'2" max (4.5m x 3.4m max)**

Sash window to the side overlooking the rear yard. Door giving access to the rear. Exposed floorboards and original cabinetry.

**Scullery -** Window to the side. Floorboards. Base unit with sink and drainer. Shelving.

**Bedroom - 25'11" x 11' (7.9m x 3.35m)**

Two feature arched windows to the rear. Window through to former chapel. Wardrobe and shelving

**Outside -** Yard to the front of the property and yard to the rear.

**SERVICES:** We are informed that the property is connected to mains water, electric, gas and drainage

**HEATING:** Mains Gas

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:**

**TENURE:** We are informed that the property is of Freehold Tenure.

**DIRECTIONS:** Proceed from Newtown to Llanidloes. On entering the town of Llanidloes turn right at the roundabout by the garage and proceed over the river bridge onto Eastgate Street the property will be easily identified on the left hand side

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01686 623123

**OPENING HOURS:** Mon–Fri: Sat:

**Details Last Updated:** Monday, 23 March 2015

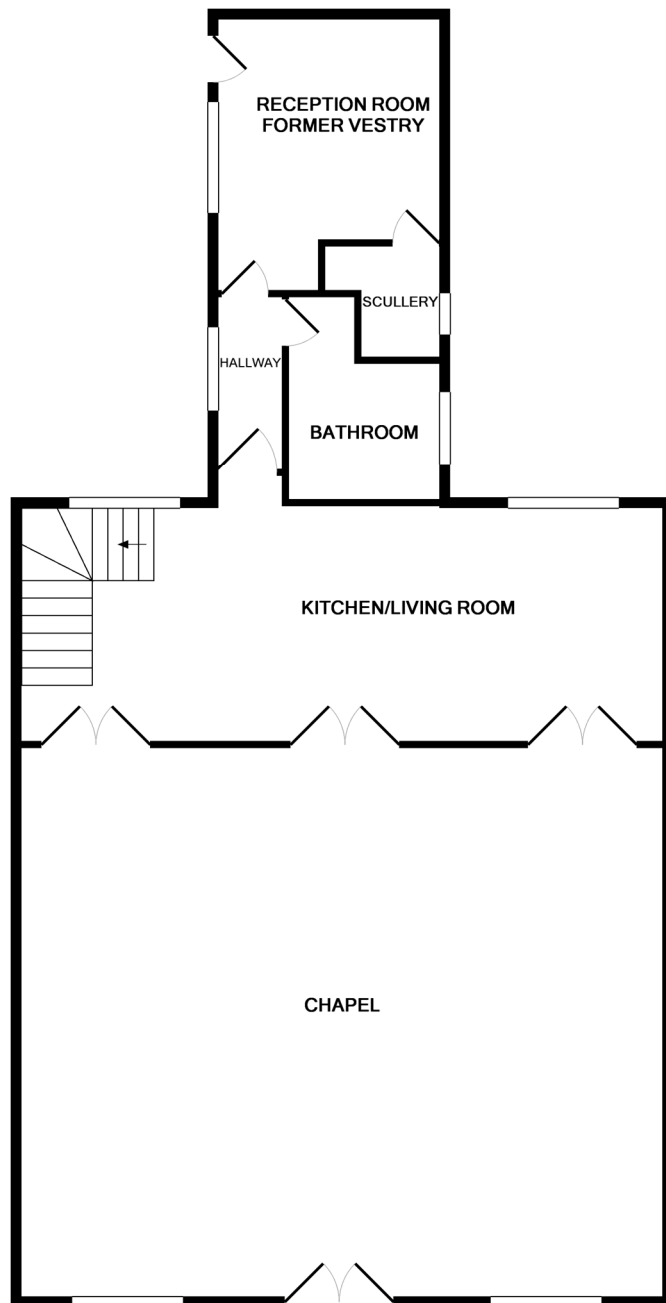
**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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**MCCARTNEYS LLP**

**REGISTERED OFFICE:** McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. **REGISTERED NO:** OC310186





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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