



**Apartment 28, Plas
Maldwyn**
Ty Gwyn Road, Caersws, SY17 5HA



- Second Floor Apartment in Grade II Listed Former Workhouse built in 1843
- Converted in 2006 to a high standard with quality fixtures & fittings
- Underfloor Heating. Additional Electric Wall Heaters. UPVC Double Glazing. EER = 68
- Lounge enjoying views over the Mid Wales Countryside, Kitchen, 2 Bedrooms, Bathroom
- Telecom Entry System. Communal Courtyard & Parking
- **NO CHAIN**

Offers in the region of £108,995

The property is situated on the edge of a small village with superb views of the Upper Severn Valley. The village of Caersws benefits from a railway station, public houses and basic shops and amenities. The larger market towns of Newtown (6 miles) and Llanidloes (8 miles) offer a wider range of amenities and facilities.

The accommodation comprises:

Second Floor Apartment approached from the central courtyard by communal hallway which serves four apartments.

On the Second Floor

Entrance Hall Cupboard housing the Ground Source Heat Control Pumps, modern electric radiator, underfloor heating control thermostats, alarm control panel, 2 wall lights.

Lounge 5.44m x 5.25m (17'10" x 17'3") Underfloor heating, 2 fitted modern electric heater, 7 windows with panoramic views to three elevations, video door entry system, 2 wall lights.

Kitchen 3.09m x 2.16m (10'2" x 7'1") Modern fitted units comprising base and wall units, built-in cooker, 4-ring halogen hob with extractor hood over, integrated washing machine and fridge/freezer, stainless steel sink unit, work top surface, wood effect cushion flooring, inset ceiling lights.

Bedroom (1) 4.07m x 3.00m (13'4" x 9'10") Modern electric panel heater.



Bedroom (2) 2.82m x 4.08m (9'3" x 13'5") Modern electric panel heater.

Bathroom 2.72m x 1.87m (8'11" x 6'2") Panelled bath with shower over and glazed shower screen, pedestal wash basin, WC, extractor fan, heated towel rail, inset ceiling lights.

Outside

Communal car parking.
Attractive communal grass courtyard.

Services

Electricity, water & drainage
Underfloor heating via Ground Source Heating System

and additional modern wall mounted electric heaters.
Television points to Lounge and Bedrooms.
Alarm.

Video Door Entry System

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

Council Tax

Band 'C' (online enquiry).

Tenure

Leasehold: 999 year lease from 1st January 2006.

Ground Rent £150 per annum subject to increase in 2026 - please refer to the Lease for further information.
Annual Service Charge - £516 per annum (£43 per month).

(This is to cover the rebuilding insurance, repairs and maintenance of the building, service installations, access and common areas, maintenance of the gardens and grounds, collection of rubbish, employing management years, accountants or other advisers as appropriate.)

Energy Performance Certificate (EPC)

A full copy of the EPC is available on request or from our website.

Viewing

By appointment with the Agents.

Directions

From Newtown take the A489 towards Llanidloes, after 6 miles turn right before the railway crossing onto the A470 to Caersws. Proceed into the centre of the village and at the crossroads turn right with the Lion public house on the left hand side. Proceed to the outskirts of the village and Plas Maldwyn is situated on the left hand side, take the first turning left and park on the left hand side.

Morris Marshall & Poole

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