



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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Estate Agents

Established 1862

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Smiffy's Den, 2 Maes Capel Y Fan, Llanidloes, SY18 6NL

- Extremely well presented detached dwelling enjoying a double plot • Enjoying excellent views to the front over open countryside • Situated in the popular hamlet of Y Fan with its village hall & playground • 2 miles from the market town of Llanidloes • upvc dg windows • Oil CH (G/F Underfloor. 1/F radiators) • Kitchen, lounge, dining room, cloakroom, sun room, 3 bedrooms, ensuite & bathroom, attic room with potential for further accommodation • The well stocked grounds are landscaped for easy maintenance and are an attractive feature • Detached garage block & workshop with potential to convert to another dwelling subject to consents • EER = C(76) •



Asking price £325,000

Llanidloes Office 01686 412567 llanidloes@morrismarshall.co.uk

Accommodation:

Ground floor:

Front Entrance Hall with upvc woodgrain entrance door with stained colour glazed lights, staircase to first floor, laminate flooring, picture light, understairs cupboard, cupboard housing the oil fired central heating boiler

Cloakroom with w.c., pedestal wash basin, tiled floor, extractor fan

Utility Room inset stainless steel sink unit, worktop surface, base unit, plumbed for washing machine, tiled floor, upvc woodgrain rear door, spotlighting, extractor fan

Living Room 4.88 x 4.10 (16'0" x 13'5") with laminate flooring, 2 picture windows to front views of open countryside, open through to kitchen, double doors through to



Sun Room 4.01 x 3.15 (13'2" x 10'4") with laminate flooring, french doors to garden, picture windows to views over garden and beyond, vertical window blinds, wall lights

Kitchen 3.8 x 3.5 (12'6" x 11'6") with light oak fronted units comprising base, wall & drawer cupboards, worktop surfaces, built in double oven, 4-ring halogen hob with extractor hood over, integrated dish washer, fridge/freezer, worktop lighting, inset ceiling lights, inset 1 1/2 sink unit, tiled floor, central island



Covered Rear Entrance Canopy

First floor:

Landing with access to loft, radiator

Rear Bedroom 1 3.59 x 3.39 (11'9" x 11'1") double built in wardrobe with hanging rail & shelf, radiator



En Suite Shower Room with glazed shower cubicle with sliding door, pedestal wash basin, w.c., tiled floor, tiled walls, heated towel rail

Front Bedroom 2 4.3 x 3.47 (14'1" x 11'5") double built in wardrobe with hanging rail & shelf, radiator, picture window, spotlights



Front Bedroom 3 3.42 x 3.28 (11'3" x 10'9") radiator, built in cupboard



Attic Room 7 x 5.11 (23'0" x 16'9") Approached from the landing via a loft ladder, plaster boarded and painted out, boarded floor, radiator, velux window. Potential for converting to further living accommodation by a staircase from the landing, subject to receiving the necessary approvals and consents

Bathroom with modern white suite comprising panelled bath, w.c., pedestal wash basin, fully tiled walls & floor, inset ceiling lights, shower cubicle with glazed sliding doors, extractor fan, heated towel rail

Outside:

The vendors purchased two building plots with a garage on the second plot. This therefore offers further potential to demolish the garage and rebuild a new dwelling, subject to receiving the necessary consents and approvals, or converting and extending the current garage into a residential dwelling.

Brick paved driveway with parking for several vehicles leading to a detached brick & slated **Garage** 5.47 x 5.49 with remote control up & over door, rear window, open through to side **Workshop/Store Room** 3.85 x 2.32 with upvc side door, stud partition with opening through to garage, power points & strip lighting, access to loft

The grounds are an attractive feature of the property being well landscaped with flower & shrub borders, gravelled paths, slated front area with a variety of dwarf privet hedges & trees. Side Gazebo with paved seating area.

Second tarmac driveway. Paths around the property.

The grounds are designed for easy maintenance. Outside lighting. Outside tap.

The vendors have commissioned Phoenix Forge to cast a galvanised steel dragon which sits in the front garden admiring the view which at night time is lit up in red and green

Services:

Electricity, water and drainage connected.

Oil fired central heating. Underfloor heating to the ground floor with radiators on the first floor

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

Tenure:

Freehold

Council Tax:

Band 'E'

Energy Performance Certificate:

A full copy of the EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/2108-9082-6226-8741-6930>

To View:

By arrangement with the agents

Directions:

From our office in Great Oak Street proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left over long bridge. Take the next left

signposted Clywedog Reservoir. Proceed for approximately 1 mile turning right signposted Y Fan. Continue along this road until entering Y Fan, passing the old shop and red telephone kiosk. Proceed up the hill passing the two entrances to the estate of bungalows, and Maes Capel is the next turning on the left. Turn into the estate and the property is on the left hand side.

Money Laundering Regulations:

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MMP Survey Department:

If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Robert Thomas MRICS (Tel 01970 625020)

Mortgage Services:

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Website:

To view a complete listing of properties available For Sale or To Let please view our website: www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

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