



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Maesyrhaf, Hillfield Llanidloes, SY18 6ET

- Semi detached dwelling situated in a most desirable residential location • Fronting 'the green' with views towards the recreation ground • Conveniently situated to the schools and town centre • upvc DG. Part gas CH • The property requires a scheme of refurbishment and modernisation • Ent porch & hall, living room, dining room, kitchen, 3 bedrooms, bathroom, attic room • Side parking. Detached garage. Level garden with front & rear lawns • EER = 61 •



£185,000

Llanidloes Office 01686 412567 llanidloes@morrismarshall.co.uk

Accommodation:

Ground floor:

Entrance Porch

Entrance Hall with staircase to first floor, radiator, understairs cupboard

Living Room 4.10 x 3.81 (13'5" x 12'6") plus bay window with views over the green, gas fire in surround, wall shelves



Dining Room 4.34 x 3.35 (14'3" x 11'0") built in cupboard, radiator, gas fire in surround



Kitchen 3.03 x 2.3 (9'11" x 7'7") with base units, stainless steel sink unit, plumbed for washing machine, gas cooker point



First floor:

Landing with access to attic room via loft ladder

Attic Room 4.27 x 2.42 (14'0" x 7'11") eaves storage, built in double wardrobe, velux window

Front Bedroom 1 4.09 x 3.4 (13'5" x 11'2") plus bay window with views over the green and towards the recreation ground



Rear Bedroom 2 4.32 x 3.42 (14'2" x 11'3") radiator



Front Bedroom 3 2.95 x 2.26 (9'8" x 7'5") with views over the green

Bathroom with panelled bath, pedestal wash basin, w.c., radiator, airing cupboard with gas fired combination boiler



Outside:

The property occupies a level garden plot with side driveway and parking leading to the Garage with metal up and over door. Front lawn. Side path to enclosed rear garden with lawn, patio, covered rear area. Outside shed/utility.



Services:

Mains gas, electricity, water & drainage connected
Part gas fired central heating

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

Tenure:

Freehold

NB The property is owned by a partner of Morris Marshall & Poole

Council Tax:

Band 'D' (verbal enquiry)

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/>

To View:

By arrangement with the agents

Directions:

From our office in Great Oak Street, proceed to the Old Market Hall turning left onto China Street. Follow the road around passing Hafren Furnishers and the Coop on the right hand side, taking the next turn right into Hillfield. Proceed clockwise around the central 'green' and the property is situated in the right hand corner.

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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