



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Pax, Cae Capel

Llangurig, Llanidloes, SY18 6SB

- Spacious detached bungalow in an elevated location enjoying views over the village & surrounding countryside • Llangurig is served with village shop/post office, public houses, places of worship, community centre and on a bus route • Llanidloes 5 miles. Aberystwyth 27 miles • Double glazed. Oil central heating • Kitchen/diner, lounge, conservatory, utility, bathroom, shower room, 3 bedrooms, study/bedroom 4 • Useful store room & workshop. Garage • Occupying a spacious garden plot extending to approx 0.66 acre • Energy Efficiency Rating = F(33) •



Asking price £335,000

Llanidloes Office 01686 412567 llanidloes@morrismarshall.co.uk

Accommodation:

Front Entrance Hall with upvc entrance door, radiator

Shower Room with w.c., wash basin with cupboard under, shower cubicle with glazed sliding door, heated towel rail



Front Bedroom 1 4.11 x 3.17 (13'6" x 10'5") radiator

Lounge 5.38 x 4.13 (17'8" x 13'7") with wood burning stove in stone surround, 2 radiators, laminate flooring, french doors through to



Conservatory 3.93 x 3.54 (12'11" x 11'7") with views over the garden, village & surrounding countryside, radiator, ceiling light & fan

Kitchen/Diner 6.04 x 4.6 (19'10" x 15'1") With modern fitted units comprising base, wall & drawer cupboard, central island, 2 radiators, sliding door, built in double oven, 5-ring hob with extractor over, part tiled walls, plumbed for dish washer, inset sink unit, recess for fridge, ceiling light & fan, spotlights



Study/Bedroom 4 2.67 x 2.57 (8'9" x 8'5") radiator, laminate flooring

Inner Lobby

Front Bedroom 2 2.63 x 2.65 (8'8" x 8'8") radiator

Rear Bedroom 3 2.66 x 2.62 (8'9" x 8'7") radiator

Bathroom panelled bath with electric shower over, pedestal wash basin, w.c., part tiled walls, tiled floor, radiator

Utility Room with inset stainless steel sink unit, plumbed for washing machine, wall & base units, airing cupboard, cupboard housing the oil fired central heating boiler, side entrance door

Side Passageway with front & rear doors

Store Room 3.56 x 1.52 (11'8" x 5'0")

Workshop 3.55 x 2.12 (11'8" x 6'11") with door through to

Garage 5.29 x 3.54 (17'4" x 11'7") with up & over door

Outside:

Occupying a spacious garden plot extending to approximately 0.66 acre with gated entrance

leading to a tarmacadam driveway down to the property with front lawn areas.

Outside store container with side store area with wooden shed, oil tank.

Side access gateway.

Large sloping rear garden with rhododendron bushes, shrubs & plants etc.

Raised vegetable garden. Front patio area with views over the garden & surrounding countryside.

Steps down to lower garden. Outside power points, light & tap.



Services:

Electricity, water & drainage connected.

Oil 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

Council Tax:

Band 'E' (online 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/8971-7420-6899-5784-2922>

To View:

By arrangement with the agents

Directions:

From our office in Llanidloes, proceed to the Old Market Hall turning left onto China Street. Continue on this road, passing Hafren Furnishers and the Primary and High Schools up to the by pass. Turn right signposted Llangurig A470. Continue for approximately 5 miles to the

roundabout. Turn right onto the A44 (for Aberystwyth). Proceed to the village and turn right at the side of the Blue Bell public house. Proceed up the hill and after passing the speed limit, take the first left turning into 'Cae Capel'. The entrance to Pax is the first on the left.

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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