



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Lowgate, Llandinam, SY17 5BY

- A detached house located in the centre of this popular village which benefits from a village school and is on a bus route • Centrally situated between Llanidloes and Newtown • Double glazing, oil central heating • Kitchen, utility room, 3 reception rooms, 3 bedrooms, shower room • Parking & car port • Large Garage/Workshop 9.16m x 4.63m. Rear store shed, covered area, patio & compact vegetable garden • Very conveniently situated dwelling in the centre of the village • **NO FORWARD CHAIN** • Energy Performance Certificate - ordered •



£255,000

Llanidloes Office 01686 412567 llanidloes@morrismarshall.co.uk

Accommodation:

Ground floor:

Entrance Porch Radiator entrance door.

Entrance Hall With laminate flooring, staircase to first floor

Kitchen 4.77m x 3.1m max (15'8" x 10'2" max) With light oak units comprising base, wall and raised display wall units, worktop surfaces, inset sink unit, cooker, tiled floor, understairs cupboard, radiator, space for fridge/freezer with power point



Utility Room Oil fired central heating boiler, radiator, worktop, plumbing for washing machine, tiled floor, stable rear door, central heating clock.

Cloakroom With WC, wash basin, tiled floor, radiator

Dining Room 3.52m x 3.03m (11'7" x 9'11") With french doors to patio, radiator, archway through to living room



Living Room 4.26m x 3.51m (14'0" x 11'6") Radiator, archway through to sun room



Sun Room 3.54m x 2.74m (11'7" x 9'0") With 3 windows, radiator, pine panelled ceiling



First floor

Landing with walk-in linen cupboard, fitted shelves and radiator and light, access to loft.

Front Bedroom 1 4.37m x 3.62m (14'4" x 11'11") With radiator



Front Bedroom 2 3.65m x 3.16m (12'0" x 10'4") With radiator, built in wardrobe



Rear Bedroom 3 2.64m x 3.02m (8'8" x 9'11")
With radiator



Shower Room With curved shower cubicle, pedestal wash basin, WC, radiator.



Outside:

Tarmacadamed front parking area
Detached Garage/Workshop 9.16m x 4.63m (30'1" x 15'2") with metal up and over door, rear window, extensive work bench, power points, strip lighting, cold tap
Rear vegetable garden. Side car port. Covered rear

area leading to
Store Shed 2.32m x 2.33m (7'7" x 7'8") with power point and lights
Rear patio, flower and shrub borders
Views over the lawns & apple trees belonging to Trelonydd Bungalows and the surrounding countryside beyond

Services:

Mains water, electricity and drainage. Oil fired central heating

NB None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Tenure:

Freehold

Council Tax:

Band E (verbal enquiry)

Energy Performance Certificate:

Awaiting report and floorplan.

Directions:

From our office in Llanidloes, proceed out of Llanidloes on the A489 for 6 miles. On entering the village of Llandinam a public house is on the left hand side turn immediately right and fork right again and the property is situated on the right hand side.

To View:

By arrangement with the agents

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.

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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