



5 New Street, Llanidloes, Powys, SY18 6EH

Charming, well appointed period THREE DOUBLE BEDROOM mid-terrace town house with comfortable accommodation set over three floors and having an enclosed rear yard with views over the town to the surrounding hills. The property is conveniently located a short walk from the town centre facilities and amenities of the friendly market town of Llanidloes, set in the heart of the glorious Mid Wales countryside.

- * Kitchen * Lounge/Dining Room * Three Double Bedrooms * Bathroom *
- * Separate WC/Cloakroom * EPC Rating 'E' *
- * uPVC Double Glazing * Gas Central Heating *

£145,000 Price
Freehold

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ACCOMMODATION COMPRISES:

Kitchen

Half-glazed entrance door. Attractive solid oak fitted kitchen comprising matching base and wall units, glass display and open shelved units with worktops and tiled splashbacks over and having under cabinet lighting.

1.5 inlaid sink with mixer tap. Built-under electric oven with inlaid ceramic hob and having integrated extractor fan over. Integrated fridge and integrated washing machine. Spotlights and recessed lighting. Tiled floor, radiator, window to rear.

Open to:

Lounge/Dining Room

A thru room providing a versatile and useful space comprising the following two areas:

Dining Area

Fitted carpet. Radiator. Study area in fireplace alcove.

Lounge Area

Fireplace with composite marble hearth and backplate and having wood mantel surround, currently fitted with electric stove-effect fire. Exposed timbers. Window to front. External door to side.

Lower Ground Floor

From the Dining Room steps with fitted carpet descend to the cellar room which is dry and currently used for additional storage purposes.

From the Living Room a stripped pine balustraded staircase with fitted carpet rises to the First Floor.

FIRST FLOOR

Landing

Fitted carpet, radiator. Doors to:

Bedroom 1

Fitted bedroom units comprising two wardrobes and dressing table. Fitted carpet, radiator. Window to front.

Bathroom

Pedestal wash hand basin, large

corner shower unit with thermostatic shower and glass sliding doors. Fully tiled walls, floorboard-effect laminate flooring, radiator. Obscure glazed window to rear.

Cloakroom/Separate WC

Dual flush low level WC suite, fully tiled walls, radiator. Floorboard-effect laminate flooring.

Access to wall mounted gas combi boiler.

From the Landing a staircase with fitted carpet rises to the Second Floor.

SECOND FLOOR

Landing

Fitted carpet. Access-hatch to roof space. Doors to:

Bedroom 2

Exposed beam, fitted carpet, radiator, window to front.

Bedroom 3

Exposed beam, fitted carpet, radiator. Window with deep sill



providing lovely seat with views over Llanidloes and to the surrounding hills.

Outside:

The property is approached off New Street along a shared path which provides access to the Living Room and Kitchen. At the rear there is a pleasant seating area with views towards the Rhallt Woods.

A very useful storage shed is also included in the sale.

Services

Mains electricity, water, gas and drainage.

Llanidloes and Local Area

Llanidloes is renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a

equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

Local Authority

Powys County Council - tel 01686 617520.

Council Tax

We are advised that the property is in Council Tax Band 'C'.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their

Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

3006925019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.