



48 Maesydre, Llanidloes, Powys, SY18 6DJ

Extremely well presented THREE BEDROOM mid terraced property with two reception rooms and pleasant outlook located in a quiet residential location on the outskirts of the popular tourist town of Llanidloes.

- * Kitchen * Dining Room * Lounge * Rear Entrance Porch * Rear Lobby *
- * Three Bedrooms * Bathroom * uPVC Double Glazing * Gas Central Heating *
- * EPC rating 'C' *

£159,000 Price
Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
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Kitchen

Range of matching base and wall units with worktops and tiled splashbacks over.

Inlaid single drainer sink. Slot-in double oven with grill. Fridge under worktop.

Space and plumbing for washing machine.

PANTRY CUPBOARD with shelving.

Radiator. Floorboard-effect vinyl floor. Window to front.

Dining Room

Coved ceiling, fitted carpet, window to front.

Lounge

Coved ceiling. Composite marble fireplace fitted with an electric fire (gas point available). Fitted carpet.

Picture window to rear.

Rear Lobby

Fitted carpet. Radiator. Coat hooks.

Built-in storage cupboard.

Rear Entrance Porch

Shelving. Part glazed door to rear.

FIRST FLOOR

From the Rear Lobby a staircase with fitted carpet and handrail rises to the First Floor.

Landing

Fitted carpet. Door to Airing Cupboard with batten shelving.

Bedroom 1

Fitted carpet. Radiator. Window to front.

Bedroom 2

Fitted carpet. Radiator, Window to rear.

Bedroom 3

Fitted carpet. Radiator. Built-in storage cupboard.

Window to rear.

Bathroom

Vanity unit comprising wash hand basin with cupboard below.

WC suite. Large walk-in shower cubicle with glass sliding door.

Majority tiled walls. Fitted carpet. Radiator.

Window to rear.

Outside

To the front of the property is an enclosed paved area with mature hedged boundaries and flower beds.

A brick-built shed provides useful storage for garden items and bins.

The rear of the property is also accessed via a right of way behind neighbouring properties.

There is a garden area and a pleasant seating area outside the Lounge window from where there are pleasant views.



Services

Mains electricity, gas, water and drainage.

Llanidloes

Llanidloes is a very popular tourist and market town 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.

The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond.

The University Town of Aberystwyth and West Wales Coast is some 30 miles distant.

Viewing Arrangements

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

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Council Tax

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

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.

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.

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The Property Ombudsman

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A copy of the Code of Practice is



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	



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available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

PMA Reference
2516925022



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