



30, Y Gilfach Uchaf, Gorn Road, Llanidloes, Powys, SY18 6ED

Detached FOUR DOUBLE BEDROOM (one ensuite) property with extensive accommodation and benefitting from off-road parking, TWO GARAGES and gardens. Located in a slightly elevated position in the popular market town of Llanidloes, the property has lovely views over Llanidloes and to the glorious mid Wales countryside.

- * Entrance Porch * Entrance Hall * Lounge * Dining Room * Kitchen/Breakfast Room * Conservatory *
- * Study * Utility * Ground Floor WC * Four Double Bedrooms (one ensuite) * Bathroom *
- * EPC Rating 'tbc' * Council Tax E *

£325,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Entrance Porch

Entrance Hall
Parquet effect floor. Radiator. Understairs cupboard.

Lounge

Coved ceiling, fitted carpet, radiator. Shelving. Large window to rear.

Dining Room

Coved ceiling, fitted carpet, radiator. Internal door to Kitchen and glazed French doors to Conservatory.

Conservatory

Glazed to three aspects on a dwarf brick wall and having a thermoplastic roof. Pedestrian doors to each end giving access to the side and rear garden areas.

Wall lights, tiled floor, two radiators.

Open archway to Utility and Ground Floor WC area.

Kitchen

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

range-style cooker with large ceramic hob and heat plate, two ovens, grill and warming drawer. Extractor fan. Vinyl floor, radiator, window to rear.

Built-in Pantry cupboard with shelving.

Internal doors to Dining Room, Entrance Hall and to Utility.

Utility

Butler sink. Space and plumbing under worktop for washing machine, tumble drier and dishwasher.

Shelving, coat hooks, freestanding oil boiler.

Terrazzo tiled floor. Window to side.

Ground Floor WC

WC suite, terrazzo tiled floor, obscure window to side.

Study/Office

Access from the Entrance Hallway is a Study/Office with shelving, radiator, tiled floor and window to side.

FIRST FLOOR

A balustraded staircase with hand rail (and currently fitted with a stair lift) rises to the First Floor.

Landing

Fitted carpet. Access-hatch to roof -space. Door to Airing Cupboard with radiator and batten shelving over.

Bedroom 1

Built-in wardrobe with shelf and hand rail and having mirrored sliding doors. Ceiling fan.

Patio door with sliding panel gives access to a balcony at the front with iron railings and from there there are glorious views over Llanidloes and the surrounding hills. Open archway to:

Ensuite Bathroom

Twin wash hand basins set on vanity unit and having tiled surround, mirror and shaver point over.

Dual flush WC suite. Fully tiled and enclosed shower cubicle with thermostatic shower. Corner jacuzzi bath with tiled surround.

Pine clad ceiling, radiator, fitted carpet.

Bedroom 2

Fitted carpet, radiator, window to front with lovely views.



Bedroom 3

Fitted carpet, radiator, window to rear. Spotlights.

Bedroom 4

Fitted carpet, radiator, window to rear. Coved ceiling.

Bathroom

Wetroom style with fully accessible power shower complete with rail and curtain.

Vanity unit with tiled surround and having fluorescent light and shaver point over. WC suite.

Wall mounted fan heater, radiator, extractor fan.

Anti-slip floor. Obscure window to front.

Outside

The property is approached off the estate access road and through metal gates to a tarmac driveway that leads to a parking area in front of the integral GARAGE.

There is a second detached single GARAGE, with parking space in front, located at the far end of the garden.

The detached house is set in excellent sized gardens which are laid mainly to lawn with

some paved patio areas to the side and to the rear. There are hedged boundaries at the rear and a more open boundary at the front from where there are lovely views.

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. There is a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, 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.

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 E.

Viewing Arrangements

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

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



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	65

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	



order. available in the office and on request.

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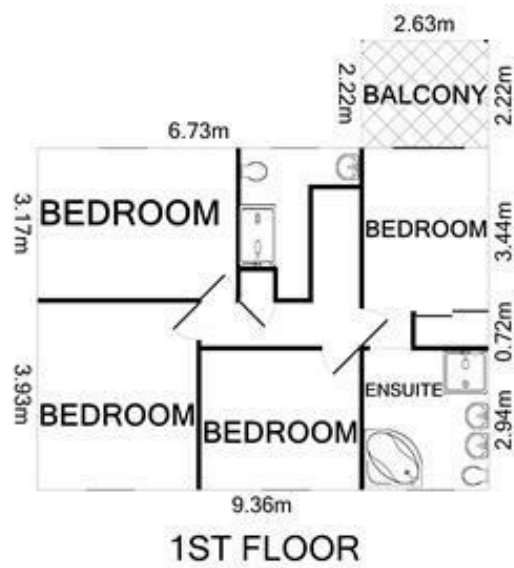
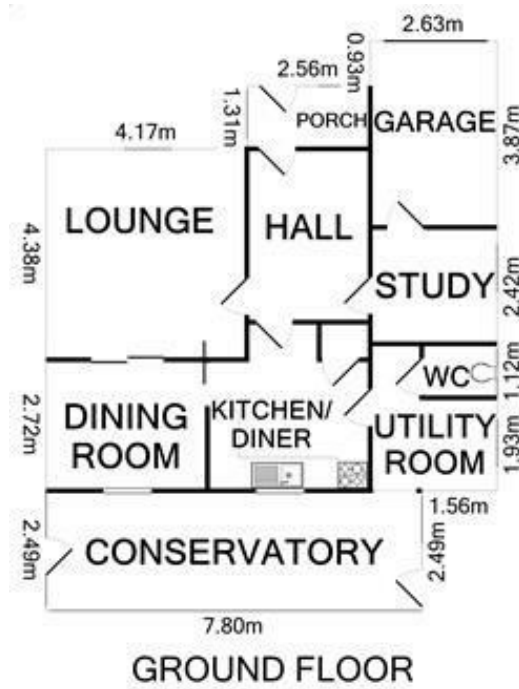
Clare Evans & Co's complaints procedure is also available on request.

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

PMA Reference

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