



25 Longbridge Street, Llanidloes, Powys, SY18 6AR

Immaculately presented TWO BEDROOM, TWO RECEPTION period mid terrace cottage. In addition there is a versatile enclosed rear yard offering seating and dining opportunities with access to the attractive park adjoining the River Severn. Recently refurbished to a high standard this property will appeal to all types of purchasers.

The property is conveniently located a short level walk from the amenities and facilities of the friendly market town of Llanidloes.

- * Lounge * Dining Room / Second Reception Room * Kitchen *
- * Two Bedrooms * Bathroom * Enclosed Rear Yard * Double Glazing *
- * Gas Central Heating * Town Centre location * EPC Rating C *
- * NO ONWARD CHAIN *

£129,950 Price
Freehold

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ACCOMMODATION comprises:

Solid entrance door with fan light opens in to the Lounge.

Lounge

Light and airy room benefitting from the dual aspect provided by the window to the front and a window to the rear.

Coved ceiling, fitted carpet, radiator. Meter cupboard.

Attractive double sided open alcove where the original fireplace would have been making the downstairs feel open plan, while still retaining the functions of the two separate reception rooms

Kitchen

Fully fitted kitchen having matching base, wall and open display units with worktops and tiled splashbacks over.

Appliances include an integrated fridge freezer, built-under electric oven with four burner gas hob and integrated extractor fan over.

Space and plumbing under worktop for dishwasher or washing machine.

Inlaid single drainer sink with mixer tap. Wall-mounted Worcester gas combi boiler (installed Sept 2022). Vinyl floor. Spotlights.

Solid external door with side window to the pleasant westerly facing enclosed rear yard ideal for enjoying late afternoon and evening sun, ideal for al-fresco dining

Understairs Storage Cupboard.

Dining Room

Coved ceiling, fitted carpet, radiator.

Open alcove in chimney breast. Window to front.

Staircase with fitted carpet rises to the First Floor.

Landing

Fitted carpet. Access hatch to fully insulated roof space

Doors to:

Bedroom 1

Attractive exposed red brick chimney breast.

Oak lintel over the original fireplace (not currently used).

Fitted carpet, radiator, two windows to front.

Bedroom 2

Fitted carpet, radiator, window to front.

Built-in storage cupboard with radiator, hanging rail and batten shelving over.

Bathroom

Panelled bath with tiled surround, electric shower heater over and having a folding glass shower screen.



Pedestal wash hand basin with mirrored cabinet over.

WC suite. Chrome ladder-style radiator. Vinyl floor.

Spotlights. Window to side,

Outside

From the Kitchen, access is to an enclosed rear yard which is a flexible outdoor seating and dining area.

There is also access, along the rear of adjoining properties, to the Severn Port, the lovely riverside park adjoining the River Severn.

The River Severn park trees can be seen from the rear yard and the river can be heard from the seating area.

The facilities and amenities of Llanidloes are within a short walking distance.

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, 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.

Services

Mains electricity, gas, water and drainage.

Council Tax

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

Local Authority

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		72
(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	



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

PMA Reference

1106925624



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