



41 High Street, Llanidloes, Powys, SY18 6BZ

Believed to date back to 1646, an attractive double fronted THREE BEDROOM, THREE RECEPTION, end of terrace property retaining great charm and character. The GRADE II listed property is an excellent example of a Welsh town period property conveniently located in a tree lined avenue near to the amenities and facilities of the attractive and friendly tourist town of Llanidloes on the edge of the Hafren Forest.

- * Sitting Room * Parlour * Dining Room/Snug * Kitchen * Rear Entrance Lobby/Utility * Cloakroom/WC *
- * Three Bedrooms * Bathroom * Cellar * Gas Central Heating *
- * EPC rating 'D' *

£185,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Entrance Hall

Six panel entrance door (including two upper glazed panels).

Dado rail. Part quarry tiled floor/part fitted carpet.

Doors to:

Sitting Room

Part-glazed door. Fireplace having composite marble hearth and wood mantel surround currently fitted with a coal-effect gas fire.

Fitted carpet. Radiator. Sash window to front.

Parlour

Attractive fireplace having open firegrate set on a quarry tiled hearth with green tiled backplate and having wood mantel shelf surround. Exposed ceiling joists and beams.

Original black and red quarry tiled floor
Serving hatch from Kitchen.

Sash window to front.

Inner Hall

Part natural coir matting floor/part vinyl floor. Dado rail. Stable door to Cellar.

Internal doors to:

Kitchen

Base and wall units with worktops and tiled splashbacks over and incorporating an inlaid single drainer sink.

Electric cooker with eye-level grill. Undercounter fridge. Radiator. Tiled floor. Spotlights. Internal window to Utility Room.

Dining Room/Study

Open fireplace with mahogany surround. Natural coir matting. Fitted carpet. radiator.

Secondary glazed window to rear.

Utility Room / Rear Entrance Lobby

Access via part-glazed double doors from the Entrance Hall.

Exposed painted brickwork. Polycarbonate roof. Window to rear.

Space and plumbing for washing machine, tumble drier and other white goods.

Vinyl floor, radiator, radiator.

Wall mounted gas boiler. Door to rear.

Ground Floor WC

WC suite, pedestal wash hand basin, mirrored cabinet.

Obscure window to side.

Cellar

Accessed via a staircase from the rear of the Entrance Hall. Cobbled floor.

Exposed ceiling timbers. Currently used for storage.

FIRST FLOOR

From the Entrance Hall a balustraded staircase with dado rail rises to the First Floor.

Galleried Landing

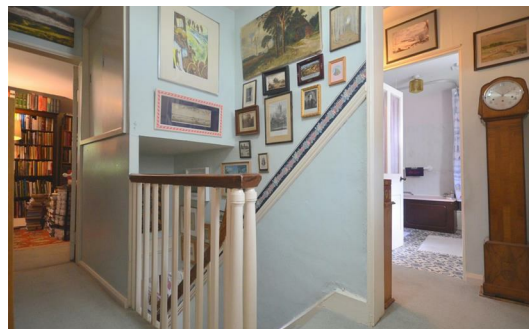
Storage cupboard over bulkhead and further built-in cupboards with shelving.

Fitted carpet. Window to rear. Access-hatch to roof space.

Bedroom 1

Fitted carpet, radiator, sash window to front.

Attractive open firegrate (not currently used) with painted surround.



Bedroom 2

Fireplace with marble fire surround (not currently in use).

Fitted carpet, radiator, sash window to front.

Bedroom 3

Fitted carpet, radiator, window to rear.

Bathroom

WC suite, pedestal wash hand basin, panelled bath with twin handgrips having thermostatic shower over. Part tiled walls.

Airing cupboard with radiator and batten shelving over.

Fully tiled and enclosed shower cubicle with thermostatic shower and glass door.

Vinyl floor, radiator, window to rear.

Outside

The property is approached at the front from the wide, tree lined pavement of High Street.

To the left hand side of the property there is a large archway that leads to the rear entrance door of the property.

There is a very small enclosed area at the rear, but no garden.

Services

Mains electricity, gas, water and drainage.

Council Tax

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

Local Authority

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

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.

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			31
(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	



The Property Ombudsman

Clare Evans & Co is a member of the Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

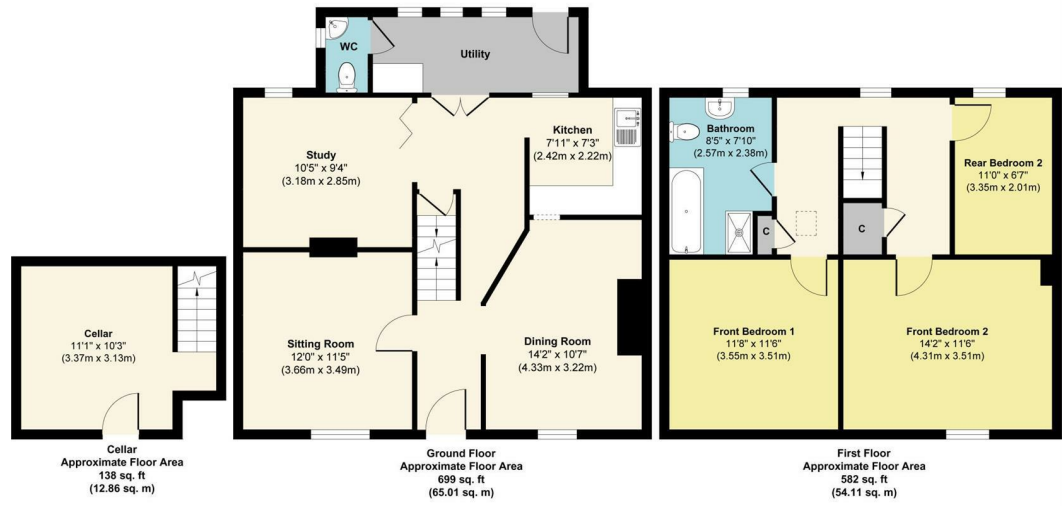
PMA Reference

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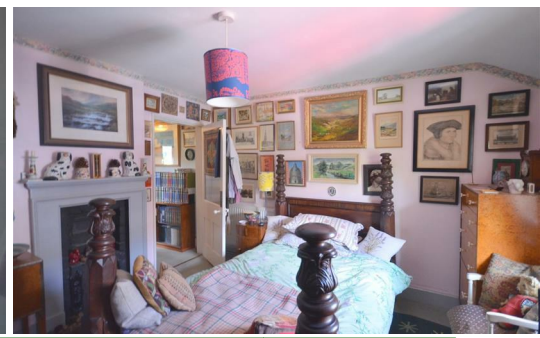
A copy of the Code of Practice is available in the office and on request.

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

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Approx. Gross Internal Floor Area 1420 sq. ft / 131.98 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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