



## 28 Dolgwenith, Llanidloes, Powys, SY18 6DW

Pleasant THREE BEDROOM semi-detached property with ample off-road parking and a pleasant rear lawn and garden area. The property is located a short walk from the centre of the popular market town of Llanidloes in the delightful Cambrian Mountains and is an ideal family property or a buy-to-let.

- \* Entrance Porch \* Kitchen/Dining Room \* Living Room \*
- \* Three Bedrooms \* Bathroom \* ATTIC Room \*
- \* Gas Central Heating \* Double Glazing \* EPC Rating 'tbc' \*

**£225,000 Price**  
**Freehold**

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**ACCOMMODATION comprises:**

**Entrance Lobby/Porch**

Half-glazed entrance door. Window to side.

Coat hooks. Laminate floor. Radiator.

Internal doors each side of the central staircase leading to the Kitchen/Dining Room and Living Room respectively.

**Kitchen/Breakfast Room**

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

Inlaid single drainer sink with mixer tap. Integrated extractor fan. Space for other white goods.

Range-style dual fuel cooker with two electric ovens, grill and warming drawer and having 7 gas burners over.

Tiled floor, radiator, spotlights. Window to side.

**Living Room**

Brick fireplace currently fitted with a multifuel stove.

Laminate floor with window to front and French doors to the rear garden. Radiator.

Open to understairs cupboard.

**FIRST FLOOR**

From the Entrance Lobby a staircase with fitted carpet and hand rail rises to the First Floor.

**Landing**

Fitted carpet. Two windows to rear. Access-hatch to roof space.

**Bedroom 1**

Built-in wardrobe with louvre doors. Fitted carpet, radiator, window to front.

**Bedroom 2**

Two built-in wardrobes with louvre doors. Open alcove with shelf.

Fitted carpet, radiator, window to front.

**Bedroom 3**

Fitted carpet, radiator, window to rear.

**Bathroom**

Panelled bath with thermostatic shower and glass shower screen.

WC suite, pedestal wash hand basin, chrome towel radiator. Extractor fan.

Bully tiled walls and floor. Obscure window to side.

**ATTIC ROOM**

From the Landing access via an access-hatch is afforded to the Attic Room with fitted carpet, undereaves storage and window to rear.



### Outside

The property is approached over an excellent sized tarmac parking area at the front of the property with space for several cars.

A path at the side of the property leads to the rear garden where there is a seating area just outside the French doors from the Living Room, as well as another decked seating area at the top end of the garden.

A wood garden shed is also included in the sale.

### Local Area - 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.

Local walks, trails and a golf club are located nearby.

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.

### 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, 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			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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.

### Council Tax

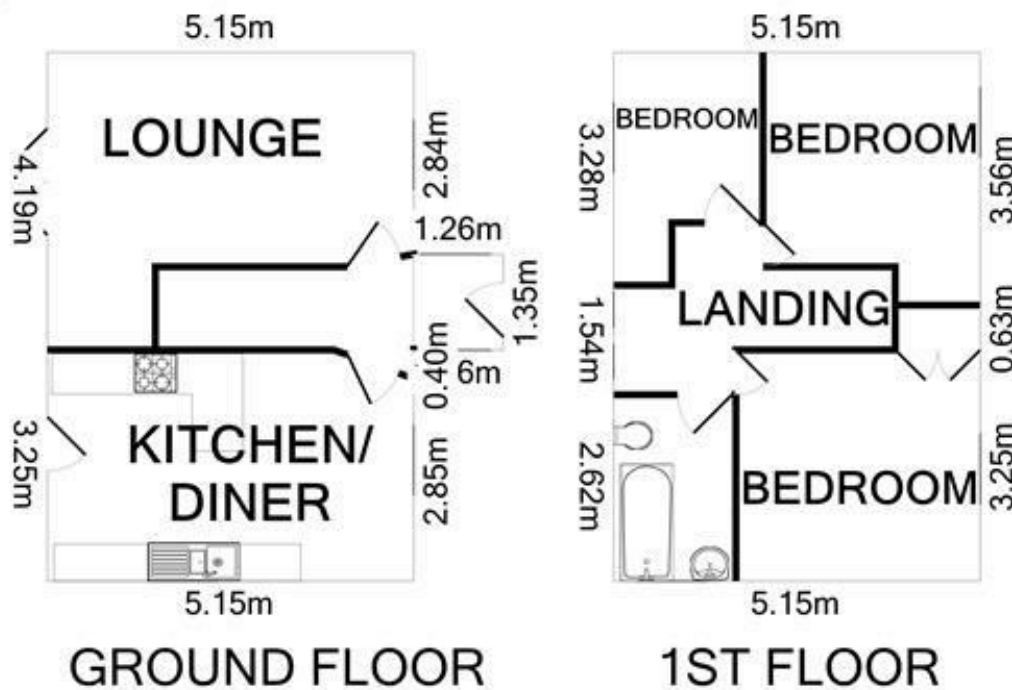
We are advised that the property is in Council Tax Band C.

### Local Authority

Powys County Council, Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

### PMA Reference

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