



Brynderw, Troedyrallt, Llanidloes, Powys, SY18 6HY

Semi-detached THREE BEDROOM property with pleasant ATTIC ROOM and having a versatile enclosed rear yard. In an elevated position at the rear there is a detached SUMMERHOUSE with decked seating areas and BBQ space and from where there are pleasant views over the market town of Llanidloes and to the mid Wales hills beyond. There is off road parking as well as a detached GARAGE.

- * Entrance Hall * Lounge * Dining Room * Kitchen * Side Porch/Utility *
- * Three Bedrooms * Bathroom * Separate WC * Attic Room *
- * Gas Central Heating * EPC Rating 'D' *

£250,000 Price
Freehold

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ACCOMMODATION comprises

Entrance Hall

UPVC entrance door with fan light feature and having glazed side panels. Fitted carpet, radiator, staircase to First Floor.

Fully glazed doors to the Kitchen and to the Dining Room which then leads through to the Lounge via an open archway.

Lounge

Fireplace having composite marble hearth and backplate and with wood mantel surround currently fitted with a mains gas coal-effect fire.

Coved ceiling, fitted carpet, radiator. Window to front over looking the garden.

Open archway with exposed brick feature to:

Dining Room

Fireplace with wood surround, currently fitted with an electric stove-effect fire.

Fitted carpet. Radiator. French doors lead out to a covered rear yard, ideal for al-fresco dining.

Kitchen

Excellent range of base, wall, glass display and open shelved units with worktops and tiled splashbacks over.

Inlaid single drainer sink with mixer tap. Slot-in electric cooker with integrated cooker hood over. Space and plumbing for dishwasher, Space for fridge.

Tile-effect laminate floor. Two windows to rear.

Utility/Side Porch

Half-glazed doors to the front and to the rear provide easy access to enclosed rear yard and garden. Quarry tiled floor. Two large windows to side.

Sink with worktop. Space and plumbing for washing machine and tumble drier. Wall cabinets.

Separate WC

Quarry tiled floor. Wall cabinet, Window to front.

FIRST FLOOR

Galleried Landing

Fitted carpet, Window to side. Access-hatch

to roof space.

Built-in Storage Cupboard providing excellent storage.

Bedroom 1

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

Built-in wardrobe with cupboard over having louvre doors.

Bedroom 2

Coved ceiling, fitted carpet, radiator. Built-in wardrobe with sliding doors.

Shelving in alcove. Coved ceiling. Window to rear.

Bedroom 3

Fitted carpet, radiator, window to rear.

Bathroom

Panelled bath with tiled surround. Pedestal wash hand basin. Wall-mounted gas boiler.

Fully tiled and enclosed shower unit with glass door. Fitted carpet. Radiator.

Built-in Airing Cupboard with batten shelving.



Separate WC

WC suite, fitted carpet, majority tiled walls.

Obscure window to rear.

ATTIC ROOM

From Bedroom 2 a staircase with fitted carpet and hand rail rises to the Attic Room.

Fitted carpet, radiator, velux roof windows to the side and to the rear. Access to ample under eaves storage.

Outside

The property is approached over a short tarmac driveway that leads to a detached single Garage, and also to a parking area with space for a couple of vehicles.

To the front of the property there is a level lawn behind a metal fence and a ramped slabbed pathway leads to the front door and to the side porch.

The area immediately accessible from the Dining Room has been enclosed by the current vendors and offers a very versatile area to eat, play, dry clothes, store bikes and other equipment, amongst other things.

An elevated walkway leads to the rear garden and up to the Summerhouse with its

terraced decked seating area and BBQ spot. The SUMMERHOUSE occupies a delightful spot adjoining open fields at the rear and it currently provides the vendors with a space for watching television, undertaking crafts and hobbies and also for socialising. An extensive seating area is located outside and there is suitable space for a BBQ. It has super views over Llanidloes to the mid Wales hills beyond. The lower deck area is also accessible for wheelchair users.

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.

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 'D'.

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



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (81-91) B | | | (92 plus) A | | |
| (69-80) C | | | (81-91) B | | |
| (55-68) D | | | (69-80) C | | |
| (39-54) E | | | (55-68) D | | |
| (21-38) F | | | (39-54) E | | |
| (1-20) G | | | (21-38) F | | |
| Not energy efficient - higher running costs | | | | | |
| | | | | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



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.

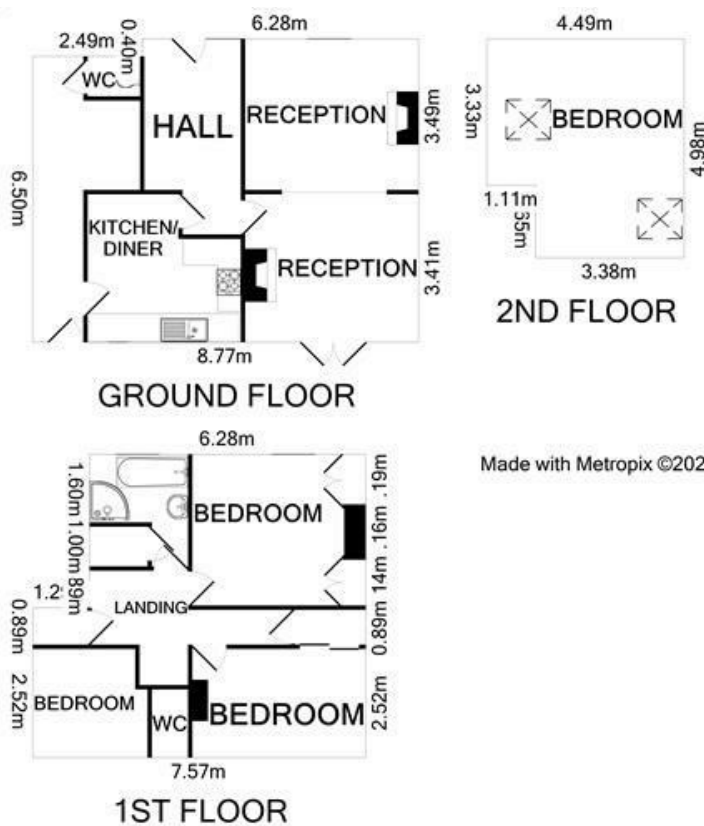
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PMA Reference
DRAFT 1906925724



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