



**6 China Street, Llanidloes, SY18 6AB**

**Offers in the region of £98,000**



**Holters**  
Local Agent, National Exposure



## 6 China Street, Llanidloes, SY18 6AB

According to Architectural Digest:

"Recently, the tiny house movement has captured people's imagination everywhere. This growing trend isn't just a passing fad but a lifestyle shift that many people are embracing."

Well, 6 China Street, a bijou 18th century one bedroom property, in the heart of Llanidloes proves there's absolutely nothing new about this trend!

### Key Features

- Mid Terrace Period Property
- 1 Bedroom
- Open Plan Downstairs Space
- Shower and Wash Basin Upstairs
- Outside WC
- Cellar offering Storage Space
- Small Yard to the Rear
- Brimming with Character
- Town Centre Location
- AirBnB Opportunity (subject to relevant permissions)

### The Property

6 China Street in Llanidloes may not be the biggest of properties but it brings a huge serving of character, heart and soul to the table.

This one bedroom, terraced period home is located right in the centre of the ever popular market-town of Llanidloes which has long attracted residents and visitors alike. Anyone familiar with Llanidloes will have likely passed by the door to 6 China Street countless times without realising the charm hidden within.

Upon stepping into the property you are instantly charmed and calmed by the period features and clever utilisation of space. The ground floor combines living and dining areas and the kitchenette. Exposed timber beams, natural stone walls, and solid wood flooring create a warm, inviting atmosphere that perfectly complements the traditional aesthetic

of this delightful property.

At the heart of the room is a cosy wood-burning stove set into a large stone hearth complete with an old bread oven feature. The kitchenette features classic wooden cabinetry, tiled splashbacks, and modern conveniences including a fridge, integrated oven with gas hob and ample storage.

If you peel back the large rug in the centre of the room you will reveal a trap door which leads to the stone cellar which is the perfect larder / storage space. It even has it's own access to the street!

The rear door of the property gives access to a small yard area and outside WC and Wash Basin.

Stepping up to the bedroom on the first floor, the character of 6 China Street keeps on delivering. The current owners have exposed a small panel of wattle and daub above the stairs itself and the room is a wealth of textures from the Welsh stone of the chimney breast to the gorgeous wooden floorboards. The bedroom is surprisingly light and airy for a property of this age with a large front window, two Velux windows and even a glass panel to the side looking down to the kitchenette below.

In the corner of the room you will find a corner shower unit and separate wash-basin.

6 China Street would be ideal for those with a smaller budget, downsizers or anyone looking for a Mid Wales bolt hole!

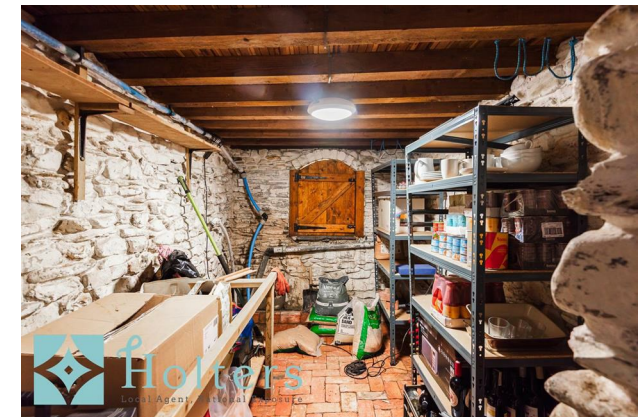
### The Location

The beautiful Mid Wales town of Llanidloes is rich in history and has so much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal boutiques.

The town has a bustling social calendar culminating in the annual Llanidloes Carnival every July.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llanidloes is 4 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling



routes as well as trout fishing through the local Angling Club and 6 miles from the Hafren Forest with a further of walking trails to waterfalls and the source of the River Severn. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales’ largest sports and music festival.

Services

We are informed the property is connected to all mains services.

Heating

The property is heated by the large Log Burner downstairs, augmented by a 1200W infrared thermostatic heating panel and second tiny log burner upstairs.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Newtown - 15 Miles
- Machynlleth - 19 Miles
- Llanfair Caereinion - 22 Miles
- Welshpool - 28 Miles
- Aberystwyth - 31 Miles

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

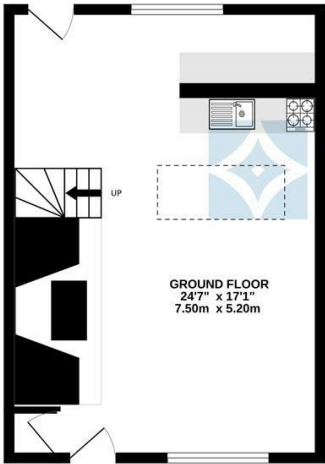
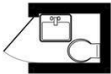
Consumer Protection

Consumer protection from unfair trading regulations 2008 -  
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Agents Note

The Current Owners have been using this property as an AirBnB Rental.

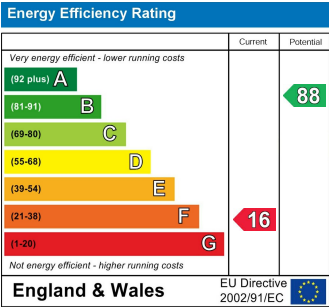
GROUND FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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