



Roger
Parry
& Partners

The Emporium, Llandinam,
Powys, SY17 5BY



The Emporium House & Cottage, Llandinam, SY17 5BY Guide Price of £360,000

Located in the heart of Llandinam, The Emporium House has been a residential dwelling since the 1980s. Previously this striking building has been, amongst other things, a café and an antiques store. The current owners have stripped back to the original wood floor boards and every bedroom has period fireplaces, bringing real character to the home, and a focal point to each room. The family bathroom is modern and benefits from a separate bath and corner shower, perfect for families.

The Emporium House includes a 1/2 bedroom flat which has been vacant for a few years and requires renovations and modernisation throughout. Within the same courtyard is The Emporium Cottage which is a neatly presented 2 bedroom cottage.

The properties provide an incredible opportunity for someone to purchase and turn into a successful rental portfolio or to be utilised as year-round holiday lets. Alternatively, The Emporium House and Cottage is the perfect property for a multi-generational family, providing close knit family accommodation whilst ensuring individual living quarters.

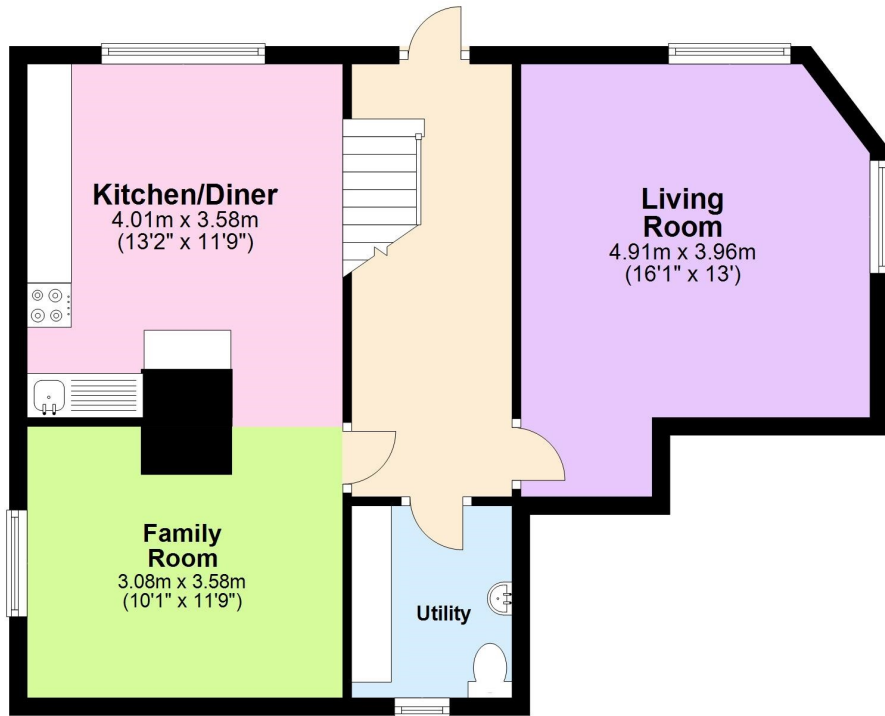
As a tourism opportunity Llandinam is the perfect location for families to stay from which to explore Mid Wales and beyond. The village of Llandinam has good road links to the coast and Aberystwyth, whilst either North or South Wales are only a couple hours drive away.

The village benefits from good road links and is located less than 3 miles from the closest train station in Caersws. There is a vibrant community hall which hosts a variety of events, as well as a mobile post office every Tuesday and the local public house due to be reopened imminently.

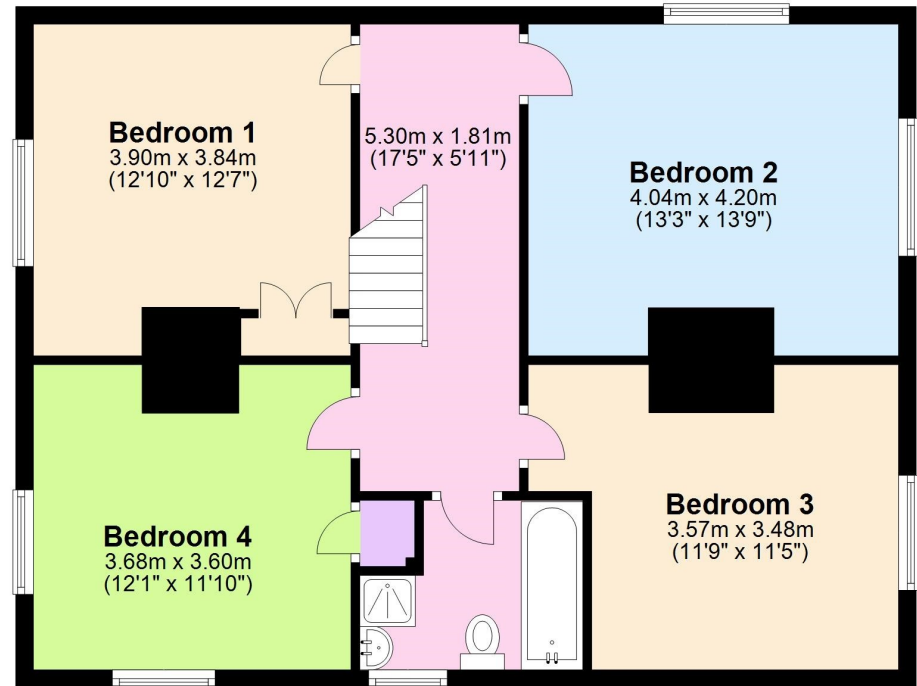


Floor Plan

Ground Floor



First Floor



FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE

THE EMPORIUM HOUSE**ACCOMMODATION COMPRISING:****(ALL MEASUREMENTS ARE APPROXIMATE)****GROUND FLOOR****ENTRANCE HALL**

Quarry tiled flooring, wall mounted radiator and stairs leading to the first floor, and additional storage under the stairs.

KITCHEN/DINER**4.01m X 3.58m**

A good size room with white wall and base units and granite effect worktop, free standing electric cooker with 4 ring hob. Stainless steel sink with drainer and space for fridge and dishwasher. Flooring is exposed wooden floor boards and a uPVC window looks out to the front of the property.

FAMILY ROOM**3.08m X 3.58m**

Currently used as a Family Room, this room could be utilised as a Dining Room to create additional space in the Kitchen. Quarry tiled flooring and uPVC window. A large working woodburner with slate hearth surround is the focal point

LOUNGE**4.91m X 3.96m**

The lounge was formerly the main room when The Emporium was originally a retail outlet and the shop front windows have now been replaced with more efficient uPVC, providing the room with an abundance of light. Wood effect laminate flooring and a wall mounted radiator. There is a trap door which leads down to the cellar with original slate shelves.

UTILITY/CLOAKROOM**1.77m X 2.22m**

A useful space housing a downstairs WC and wash basin, plumbing for a washing machine and space for dryer and chest freezer. There is plenty of shelving above, quarry tiled flooring and a uPVC window.

FIRST FLOOR**LANDING**

From the staircase the landing has exposed floorboards, wall mounted radiator, uPVC window, loft access and doors leading to all rooms.

BEDROOM ONE**3.90m X 3.84m**

Large double bedroom with built in cupboard for additional storage, exposed floorboards, wall mounted radiator, fire place with slate hearth surround and uPVC window looking out over the courtyard.

BEDROOM TWO**4.04m X 4.20m**

Another spacious double bedroom with dual aspect uPVC windows, exposed floorboards, wall mounted radiator and a stone fireplace.

BEDROOM THREE**3.57m X 3.48m**

A double bedroom with period fireplace, exposed floorboards, wall mounted radiator and uPVC window.

BEDROOM FOUR**3.68m X 3.60m**

A good sized double bedroom with dual aspect uPVC windows, exposed wooden floorboards, wall mounted radiator and period fireplace with stone hearth.

FAMILY BATHROOM**2.08m X 2.54m**

Benefitting from a separate bath and large corner shower, the bathroom consists of a white suite with toilet and wash basin, vinyl flooring, wall mounted radiator and a uPVC window.

OUTSIDE

Outside the property is a courtyard with a small area of garden, washing line and a partially covered area with a clear Perspex roof.

COUNCIL TAX BAND : D**OIL CENTRAL HEATING****MAINS WATER****MAINS DRAINAGE****EPC RATING: TBC.**

For a full copy of the Energy Performance Certificate please contact agents.



THE EMPORIUM FLAT

ACCOMMODATION COMPRISING: (ALL MEASUREMENTS ARE APPROXIMATE)

The Flat has been vacant for several years and is in need of renovations and modernisation throughout, this can give any potential new owner a blank canvas in which to reinvent the property and make it suitable for their needs; whether as an annex for family members, an additional income revenue as a potential holiday let, or easily incorporated back into the main house for further accommodation.

GROUND FLOOR

ENTRANCE

A large covered porch area in which a delightful outdoor living space has been created.

ENTRANCE HALL

0.99m X 3.97m

Tiled flooring and access to all rooms with a staircase leading to the bedrooms upstairs.



KITCHEN/DINER

3.90m X 3.94m

A large, useful room with ample space for a dining table. Stainless steel sink with drainer, plumbing for a washing machine, and a selection of wall and base units. Vinyl flooring and single glazed window.

LIVING ROOM

3.99m X 3.30m

Wood effect laminate flooring, wall mounted radiator, large window looking out into the courtyard

BATHROOM

2.38m X 2.30m

A white 3 piece suite comprising of toilet, hand basin with cabinet underneath and wood panelled bath. Carpet Flooring



FIRST FLOOR

BEDROOM ONE

2.38m X 2.30m

Stairs leading up straight into Bedroom One which is a good sized double. New laminate wood effect flooring, velux window and sunken spotlights.

BEDROOM TWO

3.85m X 3.94m

Accessed through Bedroom One, it is another good size double bedroom with wood effect laminate flooring, inbuilt cupboard, velux window and sunken spotlights.

COUNCIL TAX BAND : A

OIL CENTRAL HEATING

MAINS WATER

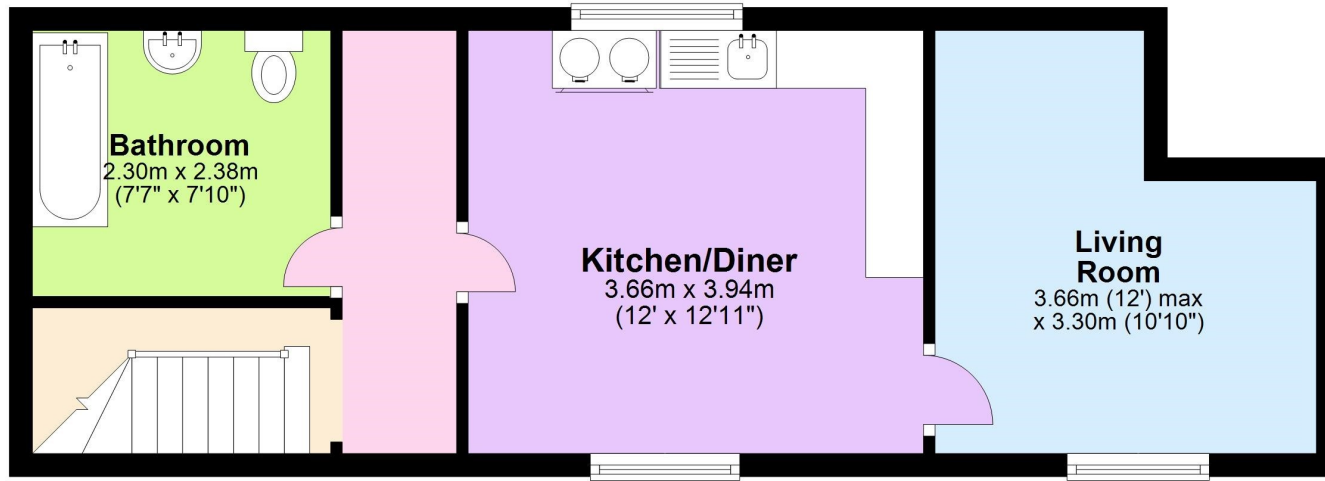
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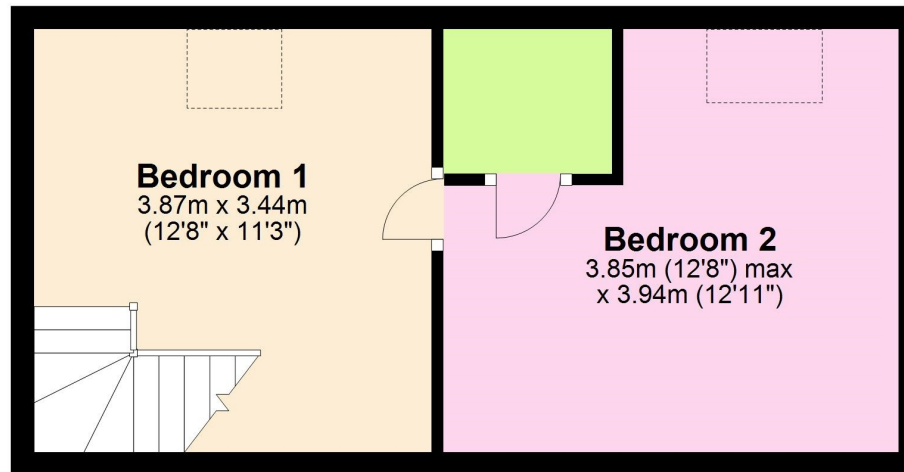
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First Floor



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THE EMPORIUM COTTAGE

ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)

ENTRANCE HALL

3.52m X 2.72m

A spacious welcoming entrance hall which could be utilised as a study area. Stairs lead to the first floor and access off to the rest of the accommodation.

KITCHEN/BREAKFAST ROOM

3.43m X 2.69m

A light and open kitchen with plenty of wooden wall and base units with a granite effect worktop and cream tiled splashback. Ceramic sink and drainer, space for fridge and electric cooker. Wood effect laminate flooring.

LIVING ROOM



3.50m max X 4.08m max

Wood effect laminate flooring and a large focal woodburner with brick surround and slate hearth. Located behind here is the back boiler which heats

the radiators. Single glazed windows look out over the courtyard.

SNUG

3.53m max X 3.67m max



Currently used as a snug/living room, the new owners could use it as a dining room. Characterful exposed beams with an open fireplace with brick surround and slate hearth.

FIRST FLOOR

LANDING

A large landing with wooden framed velux window and integral blind, carpet flooring and wall mounted radiator.

BEDROOM ONE

4.11m max X 3.67m max

The Master bedroom is a good sized double with exposed wooden beams on the ceiling, and carpet flooring. A single glazed framed window and a further velux window with integral blind bring additional light into the room. The bedroom also benefits from an built in cupboard. Wall mounted radiator and access into the attic via the loft hatch.

BEDROOM TWO

3.54m X 4.08m

Another double bedroom benefitting from a built in cupboard, wall mounted radiator, single glazed window and carpet flooring.

FAMILY BATHROOM

3.37m max X 2..2m

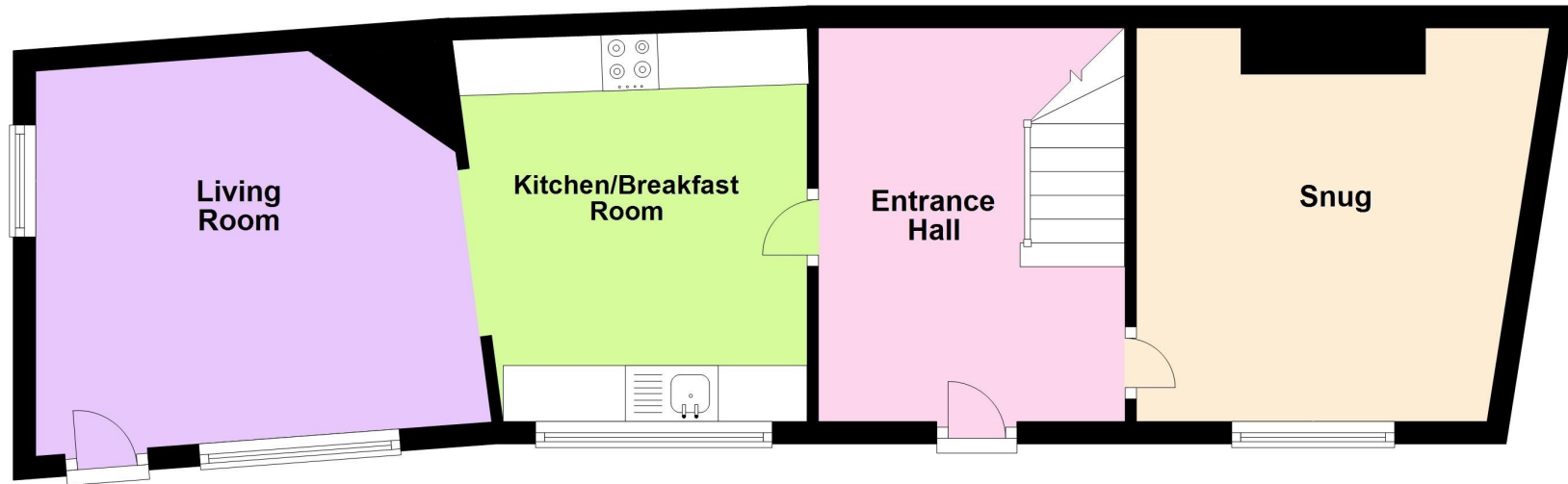
A good sized family bathroom comprising of a white 3 piece suite; a P shaped bath with mixer tap and attached shower head, toilet, large hand wash basin, plus the added bonus of a separate corner shower cubicle with granite effect wall panels. A large wood framed velux with integral blind and wall mounted radiator.



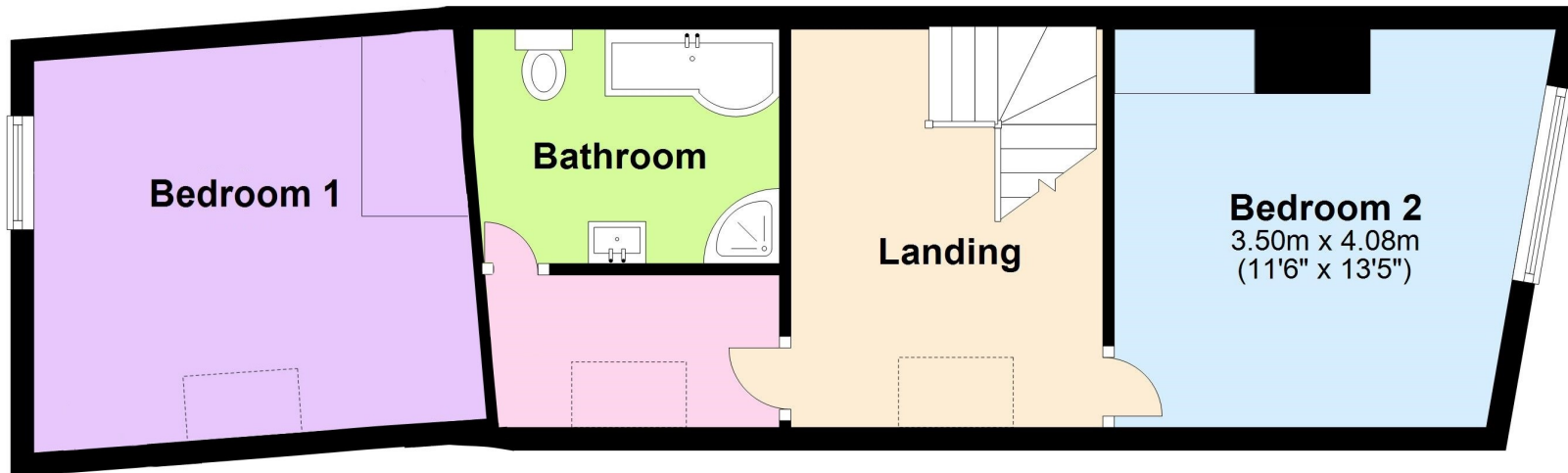
OUTSIDE

The Cottage has a one meter wide Right of Way path to the front of the property to allow access to and from the Cottage. There is a small area of gravel to the rear side which will be included in the sale. This could give the new owners the potential to house an Oil tank should they wish to convert the house to run off Oil rather than Solid Fuel.

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Directions:

From our Office in Llanidloes head North on Long Bridge Street, taking the second exit over the roundabout. Continue to the next roundabout and take the first exit onto the A470. Stay on this road for about 5.6 miles, entering the village of Llandinam, turn right at turning opposite the Red Lion Public House and the property is directly in front of you.

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry & Partners LLP

Please contact our Llanidloes Office:

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