





4 Cwrt Hafren, Chapel Street, Llanidloes, SY18 6BH
£158,000

This 3 storey 3 bedroom town house is situated in a courtyard setting close to the town centre. Having a cloakroom, utility and 3rd bedroom/study on the ground floor, a sitting/dining room with balcony and kitchen on the second floor and bedrooms 1 and 2 and family bathroom on the second floor. Open car port provides parking.



LOCATION

Situated in the towns' conservation area, the property is only a stones throw away from the town centre which has a range of shops and is also close to the bus station. Llanidloes is situated at the heart of Mid-Wales and is home to many local artists, being just 15 miles to the west of Newtown and 30 miles to the east of the Cambrian Coastal resort of Aberystwyth.

ENTRANCE

From the car port a wooden front door and glazed side screen leads to:

ENTRANCE HALL

Staircase to the first floor with useful storage cupboard under with light, electric radiator.

CLOAKROOM

White suite comprising low level W.C. and wall mounted wash hand basin, half tiled walls and extractor fan.

UTILITY ROOM

Base cupboard with stainless steel sink and work surface over, eye level cupboards, part tiled splashback, washing machine and wood and glazed door to the rear.

BEDROOM 3/STUDY

Electric radiator and double glazed window to the rear.

FIRST FLOOR LANDING

With double glazed window to the front on half landing, electric radiator, staircase to second floor and door to:

SITTING/DINING ROOM

Dual aspect with double glazed widow to the rear and double glazed patio doors to the balcony. Two electric radiators, coved ceiling and archway to:

KITCHEN

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, display shelving, one and a half bowl stainless steel sink with mixer tap, cooker and space for under counter appliance, part tiled walls and double glazed window to the rear.

SECOND FLOOR LANDING

Double glazed Velux window, hatch to fully boarded loft with ladder and built in airing cupboard with tank and slatted shelving.

BEDROOM 1

(Currently used as an art studio). Electric radiator and double glazed window to the front aspect.

BEDROOM 2

Range of fitted wardrobes to 1 wall, electric radiator and double glazed Velux window.

OUTSIDE**CARPORT**

Open carport providing parking.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, drainage and water are connected. Electric heating.

We understand the Broadband Download Speed is: Standard 18 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good/ Likely. Flood risk from rivers- Risk greater than 3.3% chance each year. Flood risk from the sea is less than 0.1% chance each year. Flooding from surface water and small watercourses- Risk greater than 3.3% chance each year. We would recommend this is verified during pre-contract enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Powys County Council
Council Tax Band: C
EPC Rating: D
Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

Directions:

What3words: <https://w3w.co/rotation.inspects.sigh>

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.