



6 Gerddi Glandwr, Gorn Road, Llanidloes, Powys, SY18 6BJ

Pleasant TWO BEDROOM end of terrace property with off road parking, and an enclosed rear garden conveniently located to the facilities and amenities of the popular tourist and market town of Llanidloes, which is situated in the the heart of the Cambrian Mountains.

The property is vacant with NO ONWARD CHAIN.

- * Kitchen/Dining Room * Lounge * Two Bedrooms * Bathroom *
- * Double Glazing * Main Gas Central Heating * EPC Rating 'tbc' *

£165,000 Offers in the region of Freehold

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ACCOMMODATION comprises

A canopy porch cover the side entrance door which opens in to the Kitchen/Dining Room.

Kitchen/Dining Room

Range of matching base and wall units with worktops and tiled splashbacks over. There is an inlaid sink with mixer tap, a slot-in double oven and an undercounter washing machine and freestanding fridge freezer.

Wall mounted mains gas boiler. Tile-effect vinyl floor. Radiator. Window to side.

Lounge

Feature fireplace having mains gas fire with wood surround.

Coved ceiling, fitted carpet, radiator. Understairs cupboard.

Rear Entrance Lobby

Fitted carpet. Stairs (currently fitted with a removable stair lift) with fitted carpet and handrail rises to the First Floor.

Radiator. Half-glazed door to rear garden.

FIRST FLOOR

Landing

Fitted carpet. Access-hatch to roof space. Storage Cupboard with shelving.

Bedroom 1

Built-in wardrobe and storage. Fitted carpet. Radiator.

Window to front having pleasant views over Llanidloes.

Bedroom 2

Fitted carpet, radiator, window to rear.

Built-in wardrobe.

Bathroom

Fully tiled and enclosed shower cubicle with electric shower heater and glass door.

WC suite. Pedestal wash hand basin.

Vinyl floor, radiator, fully tiled walls.

Obscure window to front.

Outside

The property is located in a pleasant cul de sac a convenient walking distance from the facilities and amenities in Llanidloes.

A dedicated, block paved, car parking space is located near to the property.

The rear garden is accessed via some steps from the rear entrance lobby as well as via a wicket gate in the garden fence.

Laid mainly to paving slabs, the rear garden provides an ideal space for sitting out.

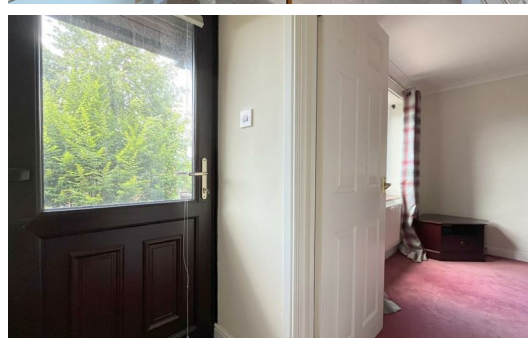
There is a post and rail fence around the property and the wood garden shed is included in the sale.

Services

Mains electricity, gas, water and drainage.

Council Tax

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



Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality. It is known for the wonderful attractions and scenery in which it is located which 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.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 clare.evans@clareevansandco.co.uk

Broadband Speed

To check the potential broadband speed please consult: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Flood Risk (from NRW)

Flooding from rivers:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses
VERY LOW RISK Risk less than 0.1% chance each year

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor.

The successful purchaser(s) will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill.

This maybe outsourced to a third party and a non-refundable fee of £36 including vat is payable by each proposed purchaser.

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.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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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.

DMCC Reference

DRAFT 0906925726



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