



97 Caegwyn Isaf, Llanidloes, Powys, SY18 6DX

Spacious purpose-built TWO BEDROOM ground floor apartment in a convenient location near the amenities and facilities of the market town of Llanidloes. The double fronted property has an enclosed front garden area, ideal for sitting out, and a large garden area to the rear with an attractive, low maintenance block paved area. A block-built garden/storage shed with compact adjoining greenhouse are also included in the sale.

- * Lounge * Two Double Bedrooms * Fully Fitted Kitchen * Shower Room *
- * Gas Central Heating * Council Tax Band 'A' * UPVC Double Glazing *
- * Front and Rear Gardens * EPC Rating 'C' *

£145,000 Offers in the region of Leasehold

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ACCOMMODATION comprises:

Covered Entrance

With brick pillars and block pavior flooring. Half-glazed entrance door and side panels open into the:

Entrance Hall

Coved ceiling, fitted carpet., radiator. Built-in cupboard with coat hooks and louvre doors.

Lounge

Coved ceiling, fitted carpet, radiator. Recessed feature fire. Shelving in alcove.

Large window to front overloading the garden and beyond.

Bedroom 1

Coved ceiling, fitted carpet, radiator. Built-in airing cupboard with radiator and batten shelving

over.

Large window overlooking the pleasant rear garden area.

Bedroom 2

Coved ceiling, fitted carpet, radiator.

Window to front.

Kitchen

Range of base and wall units with worktops and tiled splashbacks over and incorporating an inland single drawer sink with mixer tap, built-under double electric oven with inlaid ceramic hob and extractor fan over.

Integrated fridge and integrated freezer. Space and plumbing under worktop for washing machine. Tiled floor,

Window and glazed door to the rear garden.

Bathroom

Pedestal wash hand basin with mixer tap. Fluorescent light and shower point over. Dual flush WC suite.

Shower cubicle with thermostatic shower and sliding door. Chrome towel radiator.

Extractor fan. Fully tiled walls and floor. Obscure window to rear.

Outside

The double fronted property has a pleasant low maintenance garden to the front. Set ??? a dwarf block and brick wall.

There are attractive flower beds, gravelled areas and a block pavior seating area and a pathway.



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..

Council Tax

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

LEASEHOLD information

The property is of freehold tenure and we are advised by the vendors that there are 100 years left on the lease.

Ground Rent

£10 per annum

Insurance

Currently approximately £180 per annum is payable to the freeholder.

DCMMA Reference

1516925125

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

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.

Important Notice

These particulars are offered on the understanding that all negotiations



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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(9-20) F			
(1-8) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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 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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GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the floorplan shown here is not to be relied upon and no guarantee is given for its accuracy. Measurements are for guidance only and should be used as such by any prospective purchaser. Made with Hectagrip 12/2022.



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