



2 Dolgwenith, Llanidloes, SY18 6DW

Offers in the region of £199,950



Holters
Local Agent, National Exposure

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2 Dolgwenith is a well loved three bedroom home offering a larger than average garden, gated off road parking and flexible accommodation across three floors. Ready for its next chapter, it offers plenty of scope to make it your own.

- Semi Detached Home
- Kitchen with Adjoining Utility
- Rear Garden
- EPC - C
- Three Bedrooms
- Generous Reception Room
- Off-Road Parking
- Family Bathroom, Separate WC & Downstairs WC
- Conservatory
- Council Tax Band C

The Property

Situated in the popular market town of Llanidloes, 2 Dolgwenith is a well loved three bedroom semi detached home offering flexible accommodation across three floors, a larger than average garden and gated off road parking. An excellent opportunity for first time buyers, families and investors alike, it has been a happy home for its current owners and now offers the perfect chance for the next owners to put their own stamp on it.

The front door opens into an entrance hall, leading through to the living room, a comfortable space with a large window to the front. Beyond, the kitchen is fitted with a range of light wood units, a gas hob, built in oven and space for appliances, with a window overlooking the garden. Opening from the kitchen, the conservatory creates a bright dining area with doors leading out onto the garden. A useful side porch provides everyday access into the kitchen and utility room, which houses the boiler and offers additional storage and plumbing for laundry, together with

a cloakroom with WC.

The first floor offers two generous double bedrooms, one enjoying an open outlook to the front and the other overlooking the rear garden. These are served by a fully tiled bathroom with a bath and shower over, together with a separate WC. Stairs continue to the second floor, where the third bedroom is tucked into the eaves, creating a versatile room with a skylight framing lovely views across the rooftops to the surrounding hills.

Outside, the property is approached via a gated gravel driveway providing off road parking. The rear garden is a real highlight, having been extended by the current owners through the purchase of additional land, making it significantly larger than neighbouring gardens. Immediately behind the house is an enclosed area with artificial lawn, a patio and a timber playhouse, while beyond is a generous expanse of lawn with a garden shed and plenty of space for keen gardeners, children to play or simply to enjoy the outdoors.

Altogether, 2 Dolgwenith is a well loved home with plenty of potential, ready for its next chapter.

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. 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.

Heating

The property has the benefit of gas fired central heating.

Services

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

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.

Council Tax

Powys County Council - Band C

What3Words

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Nearest Towns/Cities

- Trefeglwys - 5 Miles
- Newtown - 15 Miles
- Machynlleth - 19 Miles
- Llanfair Caereinion - 22 Miles
- Welshpool - 28 Miles
- Aberystwyth - 31 Miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and

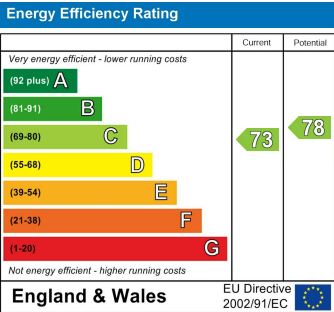
rights of way, whether mentioned in these sales particulars or not.

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.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.





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