Clare
Evans & Co

Estate & Letting Agents, Auctioneers



9 Valentine Court, Llanidloes, Powys, SY18 6QP

Well looked after modern GROUND FLOOR apartment located in the desirable Valentine Court, Llanidloes. This purpose-built one bedroom property offers a comfortable living space, perfect for individuals or couples seeking a convenient and practical home. The flat would also be suitable for retirement/investment.

There is a fully fitted kitchen which is open to the lounge and dining area. There is a double bedroom and a spacious, fully tiled bathroom with shower over, all of which lead off the Entrance Hall.

Situated in a vibrant community, this apartment benefits from its close proximity to local amenities, making it an ideal choice for those who appreciate both comfort and convenience. Whether you are looking to invest or seeking a new place to call home, this property presents an excellent opportunity in a lovely part of Wales.

* Gas Underfloor Central Heating throughout * Double Glazing * Intercom Entry System * Residents' Parking *

** Please note the apartment has the two bay windows on the ground floor in the main photo **

£95,000 Offers in the region of Leasehold

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ACCOMMODATION comprises

Entrance Hall
Fitted carpet. Fuse box / Intercom receiver.

Doors to:

Kitchen/Dining/Living Room:

KITCHEN AREA
Matching base and wall units with worktops and splashbacks over. Inlaid single drainer sink with mixer tap.

Built-under gas oven with four burner gas hob and stainless steel chimney-style extractor fan over.

Integrated fridge freezer and washing machine. Ceramic tiled floor. Recessed lights.

LIVING ROOM AREA
Built-in storage cupboard housing mains gas combination boiler.

Fitted carpet, Recessed lights. Two bay windows to front with fitted vertical blinds.

Bedroom 1
Fitted carpet. Recessed lights. Two bay windows to front with fitted vertical blinds.

Bathroom
Panelled bath with hand/shower attachment over, having glass door.

Pedestal wash hand basin with mixer tap. WC suite.

Fully tiled walls and floor. Recessed lighting. Extractor fan.

Services
Mains electricity, gas, water and drainage.

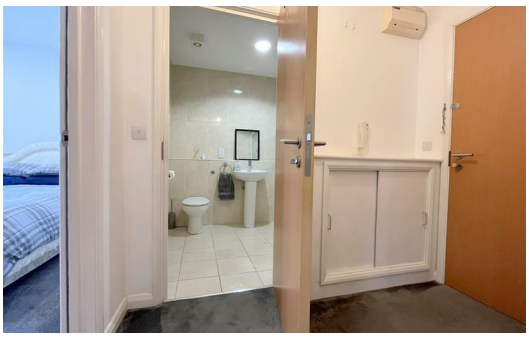
Llanidloes
Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality. It is known for the wonderful attractions and scenery in which it is located which include the Clywedog Reservoir and the Hafren Forest.

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.

Tenure

Leasehold - 999 years from 15th August 2008

Council Tax

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

Viewing Arrangements

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

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.

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

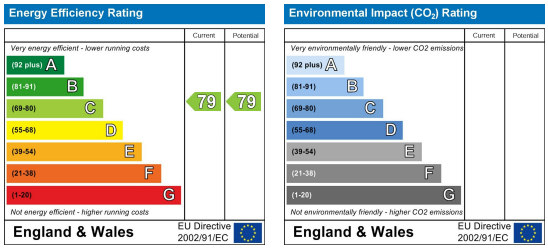
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

DMCC Reference

1206925326326

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 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. There is a charge of £36 incl VAT for a third party verification.

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Approximate Gross Internal Area
420 sq ft - 39 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

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