



27 Smithfield Street, Llanidloes, Powys, SY18 6EJ

Recently refurbished THREE BEDROOM town house set over three floors and having a newly installed contemporary hi-gloss kitchen. A low maintenance garden at the rear and level walk to the town centre facilities of the attractive tourist town of Llanidloes makes this property one worth viewing.

- * Living Room / Dining Room * Kitchen * Three Bedrooms * Bathroom *
- * Rear Garden * Garden Shed * EPC Rating 'E' * Gas Central Heating *

£139,950 Guide price
Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



ACCOMMODATION comprises:

Living Room / Dining Room

Coved ceiling. Exposed beams.

Attractive feature fireplace having exposed brick columns.

Two radiators. Fitted carpet.
Window to front and window to rear.

Fully glazed door leads to the Kitchen.

Fitted Kitchen

Excellent range of contemporary styled hi-gloss base and wall units incorporating an inlaid single drainer sink with mixer tap.

Built-under electric oven with inlaid ceramic hob and integrated extractor fan over.

Space and plumbing for washing machine. Spotlights.

Window and glazed door to the enclosed rear garden area.

FIRST FLOOR

From the Living Room/Dining Room, a balustraded staircase with fitted carpet rises to the First Floor.

Landing

Fitted carpet. Doors to:

Bedroom 1

Coved ceiling, fitted carpet, radiator.

Sash window to front.

Bathroom

Panelled bath with thermostatic shower and folding shower screen over.

Dual flush WC suite. Part tiled walls.

Floorboard-effect floor. Radiator.
Window to rear.

SECOND FLOOR

Galleried landing with fitted carpet.

Bedroom 2

Exposed timbers. Fitted carpet.
Radiator.

Sash window to front.

Bedroom 3

Built-in cupboard with louvre door.
Fitted carpet, Radiator,

Access-hatch to loft space.

Window to rear.

Outside

The property is approached at the front directly from the pavement.

At the rear there is a low



maintenance garden which provides a paved terrace area ideal for outside dining and seating under a pergola.

There are close boarded fences on either side of the rear garden whilst at the southern boundary of the garden is a wood garden shed.

Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These 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, toy shop, 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..

Viewing Arrangements

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

Council Tax

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

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.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, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	(92 plus) A	85
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	52
	(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		85	52
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	26
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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.

All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman

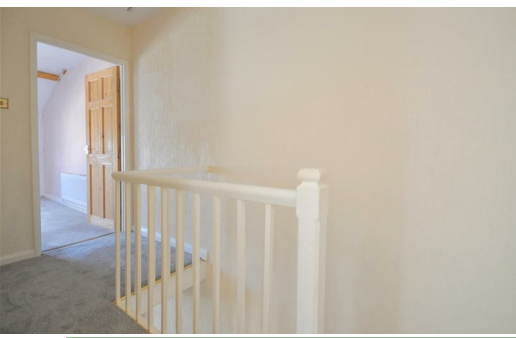
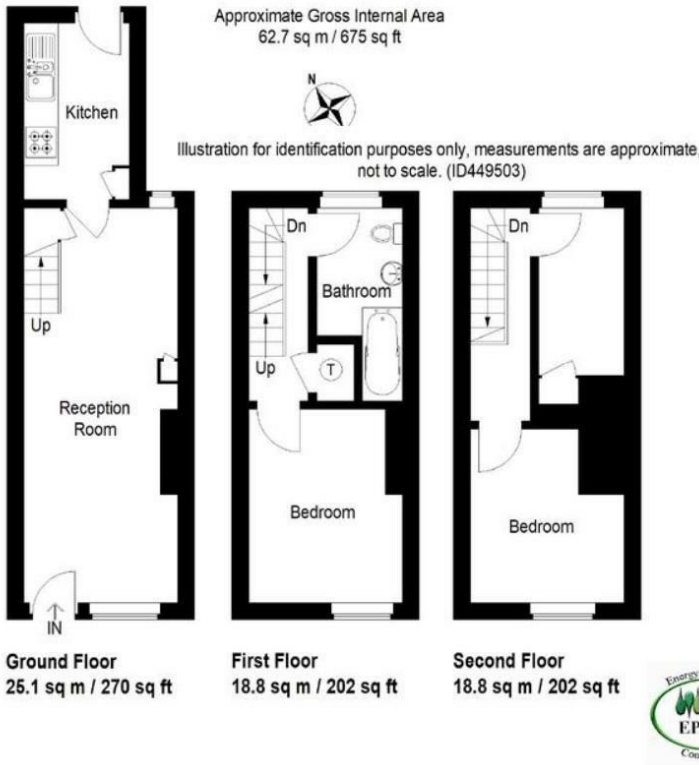
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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.

PMA Reference
04106925022

27 Smithfield Street, Llanidloes, Powys, SY18 6EJ



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, as defined by the RICS Code of measuring Practice 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.