



5 Wellington Terrace, Llanidloes, Powys, SY18 6HH

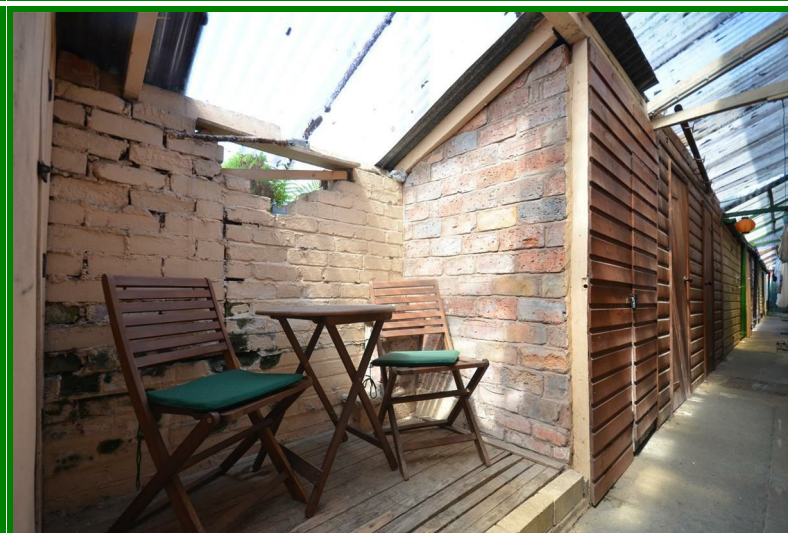
Attractive period TWO BEDROOM mid terrace cottage located a convenient, short level walk from the town centre facilities and amenities of the popular market town of Llanidloes. The dwelling is also a short distance from the attractive riverside park area adjacent to the River Severn.

Ideal for investment or owner/occupier viewing is recommended!

- * Living Room/Dining Room * Kitchen * Two Bedrooms * Bathroom *
- * Undercover Seating Area * Storage Shed * UPVC Double Glazing *
- * Mains Gas central Heating * EPC Rating 'tbc' *

£119,500 Price
Freehold

Rhayader Sales
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ACCOMMODATION comprises:

Kitchen / Lounge

5.65 x 3.86m (18'6" x 12'7")

Living Room / Dining Room Area:

Sold entrance door. Woodburning stove set on a slate hearth. Original built-in painted pine glass display cabinet with storage cupboard under.

Radiator. Window to front. Attractive open solid wood frame to:

Kitchen Area:

Matching base and wall units with worktops and tiled splashbacks over.

Inlaid single drainer sink with mixer tap.

Built-under electric oven with grill and having an inlaid ceramic hob over.

Space and plumbing under counter

for dishwasher / washing machine and space for other white goods.

Wall mounted main gas boiler.
Window to rear with fitted blind.

FIRST FLOOR

From the Living Room, a solid wood balustraded open-tread staircase rises to the First Floor.

Cottage-style wood doors open to:

Bedroom 1

3.86m x 3.10m (12'7" x 10'2")

Attractive exposed brick wall.

Fitted carpet. Radiator. Window to front with fitted blind.

Bedroom 2

2.40m x 2.30m (7'10" x 7'6")

Fitted carpet. Radiator. Window to rear.

Bathroom

1.00m x 1.60m (3'3" x 5'2")

Pedestal wash hand basin with tiled splashback and spotlight over.

Corner shower cubicle with thermostatic shower and glass sliding door.

Low level wc suite. Access-hatch to roof space. Towel radiator. Fitted carpet.

Obscure window to rear.

Outside

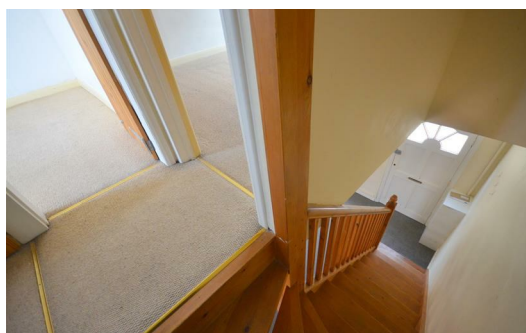
The property is accessed directly from the pedestrian access lane at the front.

To the rear is a shared walkway that gives access to the rear of the terrace.

An undercover seating area is located opposite the rear door of the property, adjoining which there is a very useful storage shed. This undercover area also provides an ideal space for drying clothes.

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.

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/

Council Tax

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

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

Services

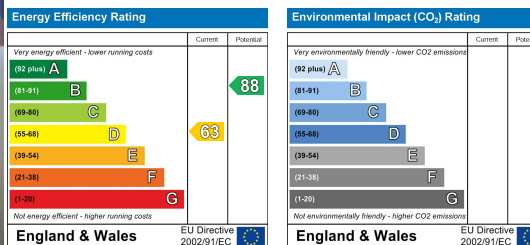
Mains electricity, gas, water and drainage.

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.

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PMA Reference

1006925625

Clare Evans & Co's complaints



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