



Brynteg, 14 Westgate Street, Llanidloes, Powys, SY18 6HJ

NEW! Exceptionally well presented three bedroom mid-terrace period property in the popular market town of Llanidloes. The attractive dwelling has recently undergone extensive refurbishment and redecoration and now provides prospective purchasers with a traditional, yet contemporary family property with comfortable accommodation throughout.

Viewing is highly recommended to appreciate all the property has to offer!

- * Entrance Hall * Lounge * Dining Room * Kitchen / Breakfast Room *
- * Three Double Bedrooms * Bathroom * Gas Central Heating * Rear Detached Garden *
- * Garage * EPC Rating 'D' *

£215,000 Price
Freehold

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ACCOMMODATION comprises:

Entrance Hallway

UPVC entrance door with fanlight over. Part-panelled walls, fitted carpet, radiator.

Fully glazed doors to:

Lounge

Bay window to front with fitted vertical blinds. Fitted carpet. Radiator.

Alcove in chimney breast currently fitted with an electric stove-effect fire.

Dining Room

Attractive original built-in part-glazed pine cupboard with storage under set in alcove and having internal lighting.

Fitted carpet, radiator, fully glazed door to Kitchen.

Kitchen

Excellent range of base, wall and glass display units with solid wood worktops and tiled splashbacks over.

Inlaid 1.5 bowl sink with mixer tap. Integrated dishwasher, integrated washing machine and integrated tumble drier Space in alcove

for fridge freezer.

Inlaid five burner gas hob with chimney-style extractor fan over. Eye-level oven with grill.

Floorboard-effect flooring, recessed lighting, radiator.

Ceiling window. Two windows and half-glazed door to rear.

FIRST FLOOR

From the Entrance Hall a staircase with fitted carpet rises to the First Floor.

Galleried Landing

Fitted carpet. Understairs cupboard. Radiator.

Doors to:

Bedroom 1

Painted Victorian fireplace (currently blanked off). Fitted carpet, radiator behind cover, two windows to front with fitted vertical blinds.

Bedroom 2

Painted Victorian fireplace (currently blanked off). Fitted carpet, radiator, window to rear with fitted vertical blind.

Bathroom

Dual flush wc suite, pedestal wash hand basin, panelled bath with twin handgrips.

Shower cubicle with thermostatic shower and glass door. Tiled walls.

Obscure window to rear with fitted blind.

SECOND FLOOR

Bedroom 3

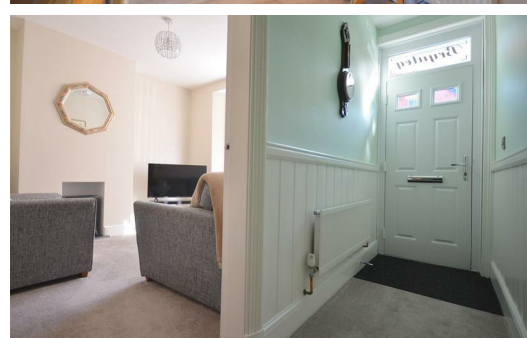
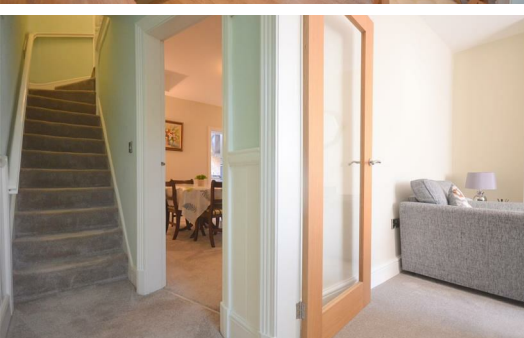
Fitted carpet, radiator, under-eaves storage. Walk-in wardrobe. Part-sloping ceilings.

Window to rear with super views over the eastern fringes of Llanidloes and to the Penrhallt woods beyond.

Outside

The property forms part of a traditional period terrace in the popular town of Llanidloes. To the front of the property there is a dwarf brick wall with wrought iron railings over. The covered front door has a part-tiled/part-glazed overhang.

At the rear of the property, a block pavier walkway separates the house from the pleasant detached garden. The walkway provides a pedestrian right of way to the rear



of the terrace. The level, low maintenance garden is enclosed by a beech hedge to one side and a post and rail fence to the three other sides, with wicket entrance gate. There is an attractive flower bed, gravelled areas and a paved seating area.

In addition there is a brick-built coal house with slate tiled roof, useful for storage of garden equipment, as well as an adjoining outside WC.

Garage

Accessed from the roadway along a short drive is a single Garage with concrete floor having an up and over door.

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.

Services

Mains electricity, gas, water and drainage.

Council Tax

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

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Broadband Speed

To check the potential broadband speed please consult: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>.

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.

Flood Risk (from NRW)

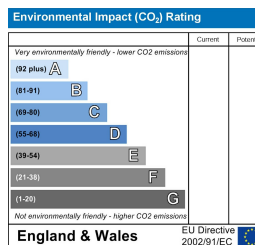
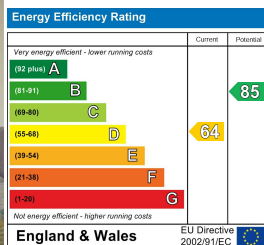
Flooding from rivers:
VERY LOW RISK Risk less than 0.1% chance each year

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

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

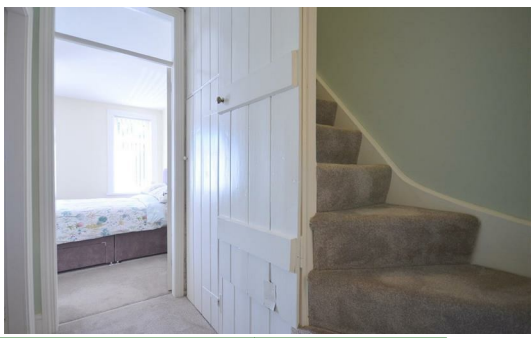


accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

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PMA Reference
2106925525

Floorplan



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