



55 Caegwyn, Llanidloes, Powys, SY18 6DR

Recently refurbished to a high standard is this THREE BEDROOM mid-terraced property with super open plan Kitchen/Dining Room that extends along the rear of the property with patio doors leading on to the open terrace. The dwelling also benefits from a shower room on the ground floor and the first floor. NO ONWARD CHAIN.

Viewing is highly recommended.

- * Entrance Hall * Cloak Cupboard * Lounge * Kitchen/Dining Room * Ground Floor Shower Room *
- * Three Bedrooms * First Floor Shower Room * Low Maintenance Gardens *
- * UPVC Double Glazing * Gas Central Heating * EPC rating 'D' *

£199,950 Offers in the region of Freehold

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ACCOMMODATION comprises:

UPVC Entrance door with stained-glass effect glazed unit opens in to the:

Entrance Hall

2.58m x 2.78m (8'5" x 9'1")

Understairs storage area. Floorboard - effect laminate floor. Radiator.

Door to:

Cloak Cupboard

2.58m x 0.59m (8'5" x 1'11")

Walk-in Cloak Cupboard with coat hooks and offering excellent storage options. Floorboard-effect flooring which extends under the staircase.

Lounge

3.10m x 6.13m (10'2" x 20'1")

Floorboard-effect laminate floor. Radiator. Picture window to front.

Open archway to:

OPEN-PLAN KITCHEN/DINING ROOM

5.70m x 6.70m (18'8" x 21'11")

Kitchen Area

Matching base and wall units with worktops over. Slot-in 'Cookmaster' range

style stove with five plate ceramic hob and plate warmer. Two electric ovens, grill and storage drawer. Large chimney-style extractor fan.

Inlaid 1.5 bowl ceramic sink with mixer tap. Space and plumbing under worktops for washing machine and dishwasher.

Ceramic floor extends through the kitchen and dining room area. Recessed lighting. Window to front overlooking the garden.

Dining Area

Patio door with sliding panel leads out on to the enclosed garden with large terraced areas - ideal for al fresco dining.

Access-hatch to roof space. Recessed lighting. Radiator.

External door gives access to the side entrance to the property.

Ground Floor Shower Room

1.20m x 1.40m (3'11" x 4'7")

Walk-in shower cubicle with electric shower heater having rainfall head and

hand/shower attachment. Wash hand basin set in to vanity unit with cupboard under. Dual flush wc suite, tiled floor, recessed light, extractor fan.

FIRST FLOOR

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

Landing

Fitted carpet. Built-in cupboard with louvre doors and overhead cupboards. Doors to:

Bedroom 1

4.80m x 3.00m (15'8" x 9'10")

Fitted carpet, radiator, built-in wardrobes with cupboards over.

Two window to front.

Bedroom 2

3.00m x 2.10m (9'10" x 6'10")

Fitted carpet, radiator, window to rear.

Bedroom 3

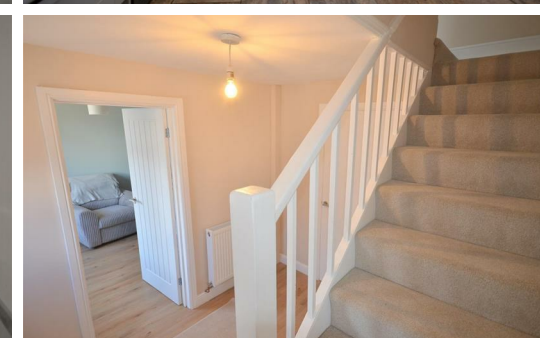
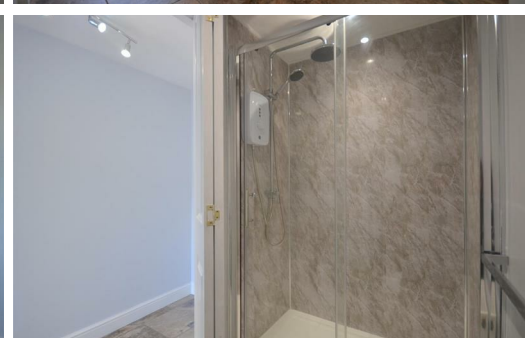
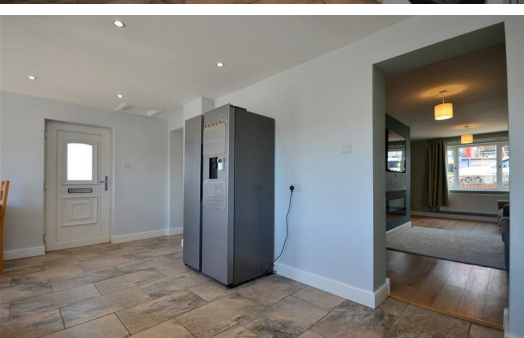
2.60m x 2.50m (8'6" x 8'2")

Fitted carpet, radiator, window to rear.

Bathroom

2.20m x 1.63m (7'2" x 5'4")

Wash hand basin set in to vanity unit with



cupboard below. WC suite. Fully enclosed shower cubicle with electric shower heater having rainfall head and hand/shower attachment.

Chrome towel radiator. Slate-effect vinyl floor. Two windows to rear.

Outside

The property is approached at the front via a few steps that lead to the front door. There is a low maintenance gravelled garden area set behind a retaining wall, suitable for flower pots and plants.

A pathway leads to along the side of the house to the side door and on to the rear garden via a wicker gate.

The rear garden has three good sized terraced areas - one paved, one decked and one gravelled.

Services

Mains electricity, gas, water and drainage.

Council Tax

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

Local Authority

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

Viewing Arrangements

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

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

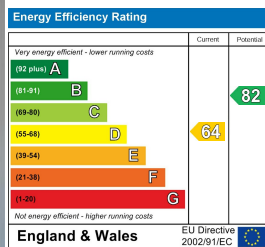
eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant..

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.

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.



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive 2002/91/EC

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