







Dwyryd House, 17 Shortbridge Street, Llanidloes, Powys, SY18 6AD

Attractive THREE BEDROOM maisonette with generous sized rooms, many of which are double aspect, benefiting from windows to two elevations. Character features such as sash windows remain. The property has views over the River Severn and is a short level walks from all town centre facilities and amenities in the market town of Llanidloes.

Viewing is highly recommended to appreciate all that this property has to offer.

FIRST FLOOR: * Kitchen/Dining Room * Lounge * Dressing/Box Room * Bathroom * SECOND FLOOR: * Three Bedrooms * EPC Rating D / EER 59 *

£119,950 Price Leasehold

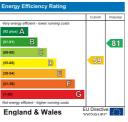
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ACCOMMODATION comprises:

Entrance Hallway

Stairs with fitted carpet and handrail rises to the First Floor.

FIRST FLOOR

Galleried Landing

Fitted carpet. Radiator. Doors to:

Kitchen/Dining Room

Spacious, light filled room with two sash windows to side and a bay sash window to front with window seat.

Good range of matching base and wall units with worktops and tiled splashbacks over.

Inlaid single drainer sink with mixer tap, built-under electric oven with inlaid ceramic hob and chimney style extractor fan over

Integrated dishwasher and washing machine.

Floorboard-effect vinyl flooring. Radiator.

Lounge

Light room with sash window to side and bay sash window with window seat to front having lovely views over the River Severn.

Fitted carpet. Radiator.

Bathroom

Dual flush wc suite, pedestal wash hand basin, panelled bath with thermostatic shower over and folding shower screen.

Floorboard-effect vinyl flooring, Majority tiled walls, Extractor fan.

Part-obscure sash window to side overlooking the River Severn.

From the First Floor landing a balustraded staircase with fitted carpet rises to the Second Floor.

SECOND FLOOR

Galleried Landing

Fitted carpet, access-hatch to roof space

Doors to:

Bedroom 1

Superb room with two sash windows to side and one to front with lovely views over Llanidloes.

Part sloping ceilings with exposed painted purlins.

Fitted carpet. Radiator.

Bedroom 2

Sash windows to front and to side with views over the River Severn.

Part sloping ceilings with exposed painted purlins.

Fitted carpet. Radiator.

Dressing Room

Wall mounted gas combination boiler. Fitted carpet. Radiator.

Sash window to front.

Bedroom 3

Velux roof window to rear.

Part sloping ceilings with exposed painted purlins.

Fitted carpet. Radiator.

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 Clywedoa 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..

ervices

Mains electricity, water and drainage.

Council Tax

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

TENIIRE:

A LEASEHOLD title will be created following the acceptance of an offer for the property. Further information in this regard can be obtained from the selling agents, Clare Evans & Co.

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.

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 augranteed

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.

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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.

PMA Reference

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