



3 Westgate Street, Llanidloes, Powys, SY18 6HQ

Nestled in the charming town of Llanidloes, this pleasant terraced house on Westgate Street offers a perfect blend of period character and modern living. Spanning approximately 635 square feet, the property features a welcoming reception room for relaxing and dining.

The house has two well-proportioned bedrooms, providing ample space for a small family or professionals seeking a comfortable home. The bathroom is spacious and conveniently located, ensuring ease of access for both bedrooms.

The surrounding area is known for its picturesque landscapes and vibrant community, offering a range of local amenities, shops, and recreational activities.

This terraced house does require some refreshing and presents an excellent opportunity for those looking for the character of a traditional Welsh town. Whether you are a first-time buyer or seeking a quaint rental, this property is sure to impress.

£99,500 Price Freehold

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ACCOMMODATION comprises:

Large room with floorboard-effect laminate floor throughout.

Feature fireplace with electric coal-effect fire. Two radiators.

Understairs storage cupboard. Windows to front and to rear.

Part-glazed door to:

Kitchen

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

Inlaid single drainer sink with mixer tap. Inlaid gas hob with electric oven under and integrated extractor hood over.

Space and plumbing under worktop for dishwasher/washing machine. Space for white goods.

Wall-mounted mains gas boiler. Quarry tiled floor. Window to rear.

Door to yard area.

FIRST FLOOR

From the Lounge a staircase with hand rail and fitted carpet rises to the First Floor.

Landing

Fitted carpet. Radiator.

Doors to:

Bedroom 1

Built-in storage. Fitted carpet. Radiator.

Two windows to front.

Bedroom 2

Fitted carpet, radiator, window to rear.

Access-hatch to roof space.

Bathroom

Spacious bathroom having panelled

bath with twin handgrips, electric shower and glass shower screen.

Pedestal wash hand basin with mirror over. Extractor fan.

Dual flush WC suite. Part-panelled walls. Chrom towel radiator.

Obscure window to rear.

Outside

There is a part enclosed yard area at the rear with a brick storage shed /previously a wc.

A short distance away is a concreted garden area with wood shed, ideal for enjoying an al fresco coffee.

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..

Services

Mains electricity, gas, water and drainage.

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 B.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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			
(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	



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.

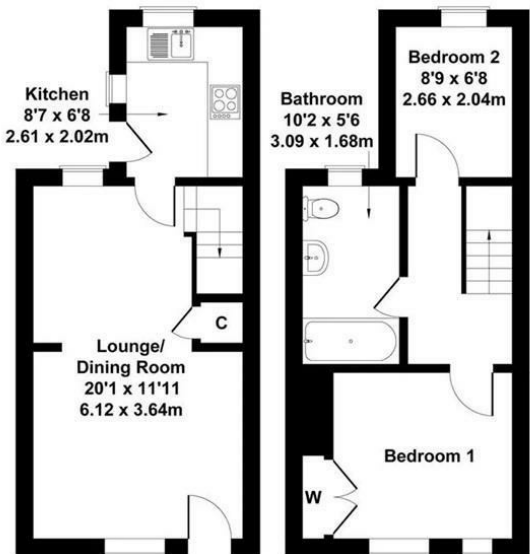
A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

DMCC Reference
2806925426

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Approximate Gross Internal Area
603 sq ft - 56 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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