



20 Hafren Terrace, Llanidloes, Powys, SY18 6AT

NEW! THREE BEDROOM period end of terrace property with large garden, GARAGE, GREENHOUSE and WORKSHOP space. The house is located on the northern outskirts of the popular market town of Llanidloes and overlooks fields towards the River Severn. The property would benefit from some refurbishing and upgrading and it will make it a super family home.

GROUND FLOOR: * Entrance Hallway * Open-Plan Lounge / Dining Room * Kitchen *

FIRST FLOOR: * Two Double Bedrooms * Bathroom *

SECOND FLOOR: * Third Double Bedroom *

* Gas Central Heating * UPVC Double Glazing * EPC Rating 'E' *

£195,000 Price
Freehold

Rhayader Sales

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ACCOMMODATION comprises:

Entrance Hall

Fitted carpet. Radiator. Staircase with fitted carpet rises to the First Floor.

Dining Room

Coved ceiling, fitted carpet, radiator. Shelving in alcoves either side of the chimney breast. Sash window to rear.

Understairs cupboard.

Open archway to:

Lounge

Coved ceiling, fitted carpet, radiator.

Attractive Victorian slate fireplace currently fitted with a main gas fire.

Kitchen

Base units with inlaid sink and having fitted worktops and tiled splashbacks over. Matching wall units. Pine clad ceiling.

Wall mounted gas boiler. Tiled floor. Fluorescent light.

Glazed door to side with access to a pleasant slabbed patio area.

FIRST FLOOR

Galleried Landing

Fitted carpet, two radiators, window to side.

Bedroom 1

Fitted carpet, two radiators, shelving in alcoves.

Two windows to front overlooking fields and over the River Severn in the distance.

Bedroom 2

Fitted carpet, radiator, window to side.

Bathroom

WC suite, pedestal wash hand basin, with glass shelf and mirror over.

Wheelchair accessible shower with

thermostatic shower heater. Radiator. Window to rear.

SECOND FLOOR

A staircase with fitted carpet rises to the Second Floor.

Landing

Fitted carpet, Door to undereaves storage, Roof window to rear.

Bedroom 3

Two windows to rear. Part sloping ceilings.

Outside

The property is an end terraced period property set behind a block-built wall with brick pillar. There is a concrete path to the front door, with flower bed in front, that also leads along the side of the property to the rear.

The the rear of the property there is a good sized level lawn with flower beds and borders, and attractive specimen shrubs and trees.



A slabbed path extends to the a greenhouse and a GARAGE/OUTBUILDING offering storage and workshop opportunities. Access to the rear entrance is via a wicket gate in the rear wood fence.

Services

Mains electricity, gas, water and drainage.

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..

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.

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.

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

PMA Reference



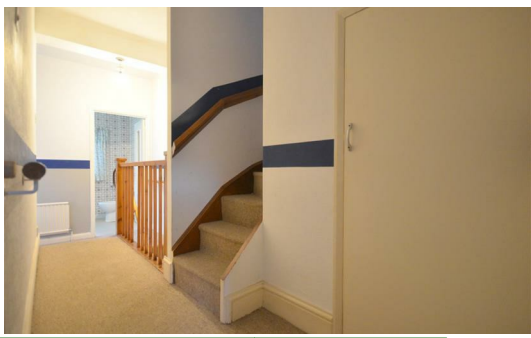
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not 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 | |



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Floorplan



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