



33 Victoria Avenue, Llanidloes, Powys, SY18 6AS

NEW! Recently upgraded and refurbished throughout to provide contemporary TWO BEDROOM end of terrace accommodation.

This end-of-terrace house is located a convenient, level walk from the town centre facilities and amenities of the popular tourist town of Llanidloes, in the heart of the Cambrian Mountains. The property is ready to move into!

NO UPWARD CHAIN.

* Lounge * Kitchen * Two Bedrooms * Bathroom * uPVC Double Glazing * Gas Central Heating *
* EPC Rating D/EER '57' *

£600

Rhayader Sales
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ACCOMMODATION comprises:

Lounge

UPVC entrance door with fan light over.

Chimney breast with alcove.
Understairs storage cupboard.

Fitted carpet, radiator, window to front.

Open to:

Kitchen

Range of contemporary base and wall units with worktops and tiled splashbacks over. Inlaid single drainer sink with mixer tap.

Built-under single electric oven with grill and having an inlaid ceramic hob and chimney style extractor fan over.

Space for white goods. Tiled floor.

Wall mounted gas combination boiler.

Window to rear and half-glazed door to side.

FIRST FLOOR

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

Landing

Fitted carpet. Access-hatch to the roof space.

Bedroom 1

Fitted carpet, radiator, two windows to front,

Pleasant outlook over a large green space.

Bedroom 2

Fitted carpet, radiator, window to side.

Bathroom

Panelled bath with splashback and thermostatic shower, complete with shower screen.

Dual flush wc suite.

Vanity unit comprising sink with cupboard under and having a mixer tap.

Tiles splashback and mirror over.
Tiled floor.

Outside

The property is approached directly from the wide pavement of the attractive tree-lined Victoria Avenue.

The property looks over a lovely green space and is located not far from the town's football ground and a play park.



We understand that there is use of the adjoining yard area for gaining access to, and egress from, the property by foot, parking a vehicle for the purpose of loading/unloading and inspecting and carrying out maintenance of the property.

COSTS

Prior to occupation of the property, the successful contract-holder(s) must pay the FIRST MONTH'S RENT (£600) and the DEPOSIT (£690) - TOTAL up front costs is £1290 which shall have cleared in to the Landlord's account prior to the release of keys.

Situation

The property likes a convenient level walk to the independent shops, cafes, restaurant and facilities of Llanidloes.

It is close to the attractive riverside park of the Severn Porte, as well as a pleasant play park.

Services

Mains electricity, gas, water and drainage.

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.

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.



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	



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

PMA Reference
2006925824

Floorplan



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