



Holters

Local Agent, National Exposure

**6 Rock Terrace, Llanidloes, SY18 6HS**

**Offers in the region of £139,950**

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# 6 Rock Terrace, Llanidloes, SY18 6HS

Welcome to 6 Rock Terrace, a charming end of terrace cottage that is sure to steal your heart! Featuring breathtaking views from the tiered garden, off road parking for 2 vehicles and a warm cottage feel throughout, this property is a must view!

## Key Features

- End of Terrace Cottage
- Two Bedrooms
- Lounge with Log Burner
- Newly Fitted Upcycled Kitchen
- Off Road Parking for 2 Vehicles
- Tiered Rear Garden with Exceptional Views
- Breathtaking Views from Master Bedroom
- Useful Storage Shed
- EPC D

## The Property

6 Rock Terrace is a delightful, end of terrace, 2 storey cottage situated in the wonderful Welsh town of Llanidloes. Having been lovingly renovated and improved by the current owner, this property is now a home ready to move straight into.

The lounge is an inviting space, which boasts a charming log burner with an oak mantle piece, creating a warm and cosy atmosphere, perfect for relaxing evenings. Heading through to the kitchen, there are newly fitted mahogany worktops and oak base units which are handmade, with a double sink, electric oven, electric hob and an extractor fan. There are stairs leading to the first floor with useful space underneath for a washing machine and fridge freezer.

On the second floor, the current

owner has cleverly reconfigured the layout to accommodate two bedrooms and the bathroom. The master bedroom is to the front of the property and offers breathtaking views towards the hills, whilst the second bedroom has built in storage. The bathroom has been newly fitted and comprises of a large modern walk in shower, wc and wash basin, and overall has a stylish finish.

To the front of the property, number 6 is the only property in the terrace to benefit from off road parking for 2 vehicles. From the kitchen there is an enclosed sheltered patio area. Another wow factor for this property is the rear tiered garden! Accessed from the side of the property the garden has been wonderfully landscaped to create useful areas of garden and decking, ideal for gardening enthusiasts or simply enjoying the views. The views are truly exceptional from the top of the garden, where you can imagine enjoying your morning coffee or lunch on a summers day. There is an unused toilet block included with the sale which is currently used as a storage shed and is located at the opposite end of the terrace.

Overall, 6 Rock Terrace could be an ideal dwelling for a variety of buyer

types including a relocating purchaser seeking to be close to the town centre facilities, a second home owner, holiday let investor, or a first time buyer looking to make that all important first step onto the property ladder.

## The Location

Llanidloes is the first town on the River Severn, rich in history and nestled among the eastern slopes of the Cambrian Mountains, this beautiful market town offers you a stunning and vibrant place to visit. With so many amenities on your doorstep, there will be something to suit everyone and all interests. There are many scenic walking routes to suit the outdoors personality, a mountain road connecting Llanidloes and Machynlleth, beautiful footpaths surrounding the town and its also close to a large dam and reservoir, Lly Clywedog. This town is incredibly popular with hikers, dog walkers and cyclists alike for these very reasons. Perhaps if shopping is more your thing there are many shops to choose from, vintage clothing, furniture, children's toys, florists, sports shops, book stores and Fair Trade goods. Not to mention 9 pubs alone within the town, and many other eateries. On a more practical level, there is a dentists, Medical Centre, Primary School, Secondary school, football



club, rugby club, scout groups, museum and so much more.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Powys County Council - Band B

#### Services

We are informed the property is connected to mains electricity, water & drainage.

#### Heating

The property has the benefit of a wood burning stove.

#### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 500MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

#### Nearest Towns/Cities

Newtown - 15 Miles

Machynlleth - 19 Miles

Llanfair Caereinion - 22 Miles

Welshpool - 28 Miles

Aberystwyth - 31 Miles

#### What3Words

///shipyards.shredder.bedroom

#### Agents Note

Please note that 4 & 5 Rock Terrace have a right of way across the rear courtyard area.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Money Laundering Regulations

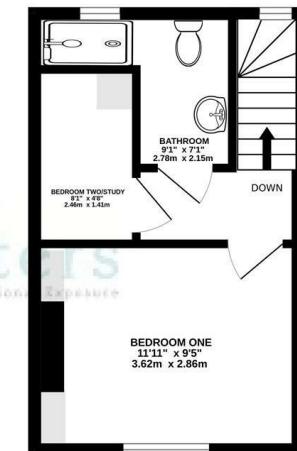
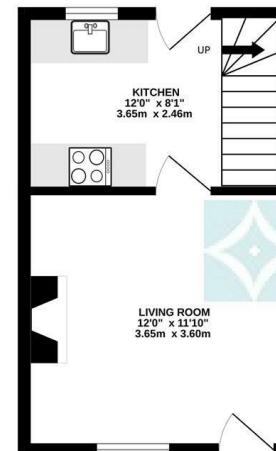
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
232 sq.ft. (21.6 sq.m.) approx.

1ST FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained, measurements of doors, windows, rooms and any other internal features or external aspects are taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The same has not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |                         | 84        |
| (81-91) B  |                         | 59        |
| (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 |           |

