





Caer Onnen

Llangurig, Llanidloes, Powys, SY18 6RT

Guide Price: £325,000

MORRIS MARSHALL POOLE

Detached bungalow situated in grounds of 0.695 acre (0.281 ha) enjoying countryside views being 3 miles to the village of Llangurig with its shop/post office, community hall, public houses & places of worship. The market towns of Llanidloes and Rhayader are 8 miles and 10 miles respectively whilst the coastal university town of Aberystwyth is 24 miles away. A number of popular tourist attractions in the area include the Elan Valley, Clywedog, Plynlimon Ranges and the Kite Centre.

Constructed of rendered walls under a tiled roof, the property is double glazed and has oil central heating and solar panels. Potential to extend subject to receiving the necessary to approvals and consents.

The accommodation comprises:

UPVC Conservatory with 2 sliding doors to the garden, tiled floor, floor to ceiling picture window to rear garden & countryside views
Entrance Porch
Entrance Hall with 2 built in cupboards, coats cupboard
Living Room with woodburning stove in stone grate
Dining Room
Kitchen with base, drawer & larder units, worktop surfaces, central island, stainless steel sink, recess for cooker with extractor hood over, oil fired central heating boiler
Utility Room with base & wall unit, plumbed for washing machine, rear door
Bathroom with panelled bath with shower over, pedestal wash basin, WC., tiled walls
Front Bedroom (1) with built in double wardrobe
Rear Bedroom (2) with built in double wardrobe
Rear Bedroom (3)

- Detached bungalow occupying large garden plot
- Rural location 3 miles from the village of Llangurig
- Convenient to the A44 road to Aberystwyth (22 miles)
- Enjoying countryside views
- 2 recept., conservatory, kitchen, utility
- 3 bedrooms, bathroom
- Extensive lawn areas. Garage. Sheds.
- EPC = D (67) Exp: 29.5.2034









OUTSIDE
The property occupies a garden plot extending to 0.695 acre (0.281 ha) with driveway down to parking area. Garage 6.74 x 3.94 with metal up & over door. Timber shed. Garden shed. Extensive lawn area to the front and rear. Patio area at the front enjoying views over the garden and surrounding countryside.

SERVICES
Mains electric. Borehole shared with the neighbouring property (Rhosgoch) which is on the farmers land. Private drainage. Oil central heating. Solar panels.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

BROADBAND & MOBILE SIGNAL
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

FLOOD RISK (PER 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 - low risk - risk between 0.1% and 1% chance each year

COUNCIL TAX Band 'E'.

TENURE Freehold. Land Registry No: WA961425.

DIRECTIONS
From Llanidloes proceed on the A470. After approximately 5 miles turn right onto the A44 for Aberystwyth. Proceed through the village of Llangurig for 3 miles. After proceeding through sharp 'Z' bends and on the final left bend turn left by Plas Bwlch and take the left turn down to the property which is signed. Please note this is a concealed entrance.
What3words: ///tinsel.iceburg.whisk

VIEWING & NEGOTIATIONS
All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES
Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

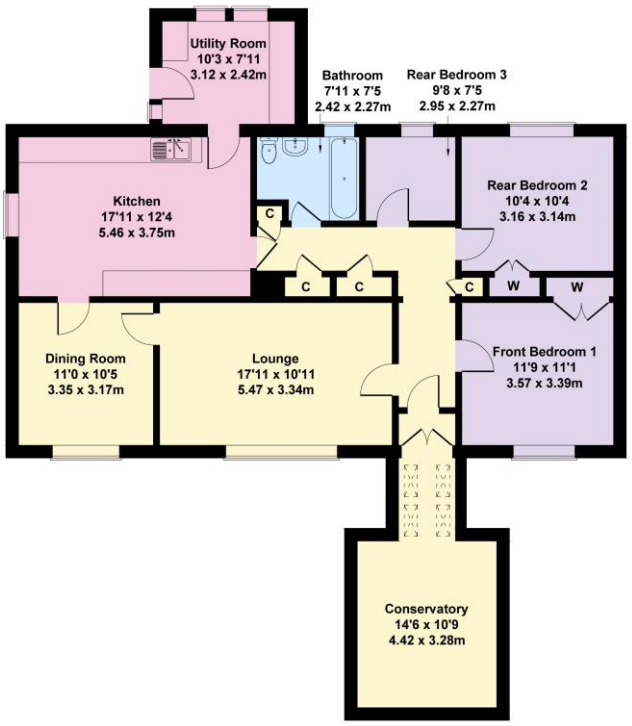
AHT 05/2024



FLOORPLAN

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Approximate Gross Internal Area
1356 sq ft - 126 sq m



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

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