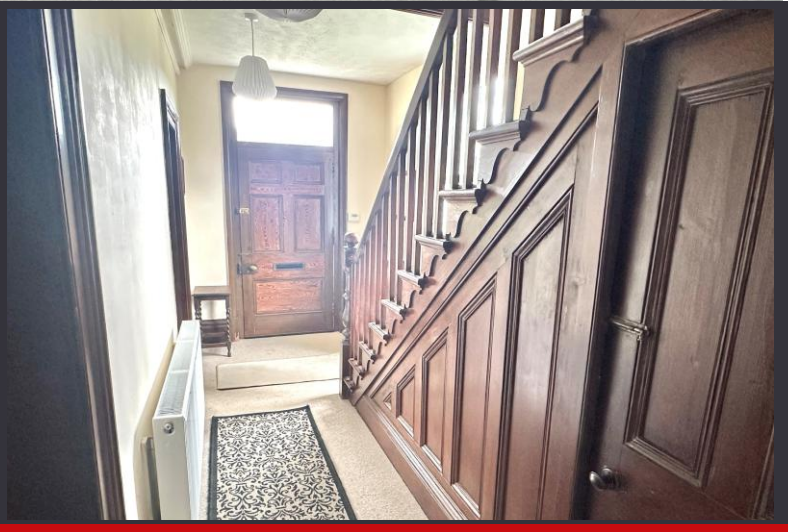






Glascoed,

Trefeglwys Road, Llanidloes, Powys, SY18 6HZ

Guide Price: £335,000

MORRIS MARSHALL POOLE

A well appointed spacious Victorian semi detached dwelling being refurbished and updated by the current owners over the last few years and retains original character features such as corniced ceilings, pitch pine staircase and doors and with the benefit of UPVC double glazed sash windows. The property is situated in a most convenient location to the town centre with a walk over the long bridge passing Severn Porte and the River Severn.
Llanidloes offers a range of small shops and cafes and is close to a number of popular tourist attractions such as the boardwalk to the source of the Severn, the Clywedog Reservoir and the coastal town of Aberystwyth is 32 miles away.
Viewing is recommended of this well presented and spacious townhouse.

Ground floor
Entrance Hall, entrance door, pitched pine staircase to first floor, understairs Study Area, door down to Cellar which has light & power point
Sitting Room with bay window, electric fire in surround
Dining Room
Kitchen/Breakfast Room with modern white units comprising base, drawer & wall cupboards, integrated fridge/freezer, dishwasher, inset 1½ bowl stainless steel sink unit, recess for cooker with extractor hood over, tiled floor, coathooks, rear door, open through to
Utility/Pantry with plumbing for washing machine, base units, worktop surface

First floor
Landing with staircase to second floor, linen cupboard with central heating boiler
Front Bedroom (1) with 2 arched sash windows
Rear Bedroom (2)
Family Bathroom with white suite comprising walk-in shower cubicle with drying area & rain shower over, corner bath, WC., pedestal wash basin

Second floor
Landing with linen cupboard
Cloakroom with WC., wash basin
Front Bedroom (3)
Rear Bedroom (4)
Bathroom with panelled bath, pedestal wash basin

- Spacious Victorian semi detached dwelling
- Refurbished yet retaining original character features
- Convenient walking distance to town centre
- Ent hall, 2 recept., kitchen/breakfast room, utility, cellar
- 4 bedrooms, 2 bathrooms, cloaks
- Front & side garden areas. Patio.
- Garage/Workshop
- **VIEWING HIGHLY RECOMMENDED**
- EER = 53(E) (exp 07/29)









OUTSIDE
The property occupies a good level garden plot with railed front garden with pathway to front door. Side lawn area which has a variety of shrubs and plants. Greenhouse. Rear patio. Rear driveway with right of way over first part to Detached Garage/Workshop 9.78m x 4.82m with power point & electric light.

SERVICES
Electricity, gas, water & drainage connected. Gas fired central heating
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX Band 'E'.

TENURE Freehold. Land Registry Title No: WA605993

DIRECTIONS
From our office in Great Oak Street proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left over the long bridge following the road to the right. Pass the hospital on the left and the property is immediately on the left hand side.
What3Words: homing.reliving.ballots

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.

Flood Risk (Per NRW)
Flooding from Rivers – very low risk – risk less than 0.1% chance each year
Flooding from 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.

Broadband and Mobile Signal
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

AHT 05/2025









FLOORPLAN

Glascoed, Trefeglwys Road, Llanidloes, Powys SY18 6HZ

Approximate Gross Internal Area
2367 sq ft - 220 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

MORRIS MARSHALL POOLE







