





28 Short Bridge Street

Llanidloes, Powys, SY18 6AD

Guide Price: £230,000

MORRIS MARSHALL POOLE

A 3-storey refurbished town house, formerly a commercial premises. The property has recently been rewired, new central heating, plastered walls throughout, re-decorated, grey laminate flooring to the ground floor, new fitted kitchen & bathroom. The property provides 4 bedroom accommodation over 3 storeys. Situated on Short Bridge Street within the towns' conservation area. Convenient to the towns' shops & cafes and walks along the River Severn. Parking is available in The Gro car park and at Church Place.

The larger market town of Newtown is 14 miles away and the coastal university town of Aberystwyth 32 miles.

The accommodation comprises:

Ground floor
Lounge with former shop window, wood effect laminate flooring, open through to
Inner Hall with staircase to first floor, stairs to cellar
Kitchen with newly fitted grey fronted units comprising base, drawer & wall cupboards, built in double oven, 4-ring hob with extractor over, inset stainless steel sink unit, laminate flooring
Utility Room with worktop surface, plumbed for washing machine, gas central heating boiler, rear door

First floor
Landing with staircase to second floor
Front Bedroom (1) with large picture window onto Short Bridge Street, understairs cupboard
Bathroom with new white suite comprising panelled bath, WC., wash basin with cupboard & mirror unit over, walk-in shower cubicle, laminate flooring, part aqua-boarded walls, heated towel rail

Second floor
Landing
Cloakroom with WC., wash basin with mirrored cabinet over
Rear Bedroom (2)
Front Bedroom (3)
Front Bedroom (4)

- Refurbished 3-storey Town House
- Situated in towns' conservation area
- Short distance from town centre & river walk
- Re-plastered & decorated, re-wired & new central heating system
- Lounge, Kitchen, Utility
- 4 Bedrooms, Bathroom & Cloakroom
- Small rear yard
- EPC - C (74) Exp 4.2.2036









OUTSIDE Small yard with access onto Picton Street.

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

FLOOD RISK (PER NRW)
Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea – risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

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

COUNCIL TAX Band 'B' (online enquiry).

TENURE Freehold/Leasehold.
Land Registry Title Nos: WA598424 & CYM381345.

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

DIRECTIONS
From our office in Great Oak Street proceed to the Old Market Hall and take the road straight ahead (Short Bridge Street). Continue for a short distance and the property is located on the right hand side. **What3words: fallback.coughed.regulates**

MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

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.

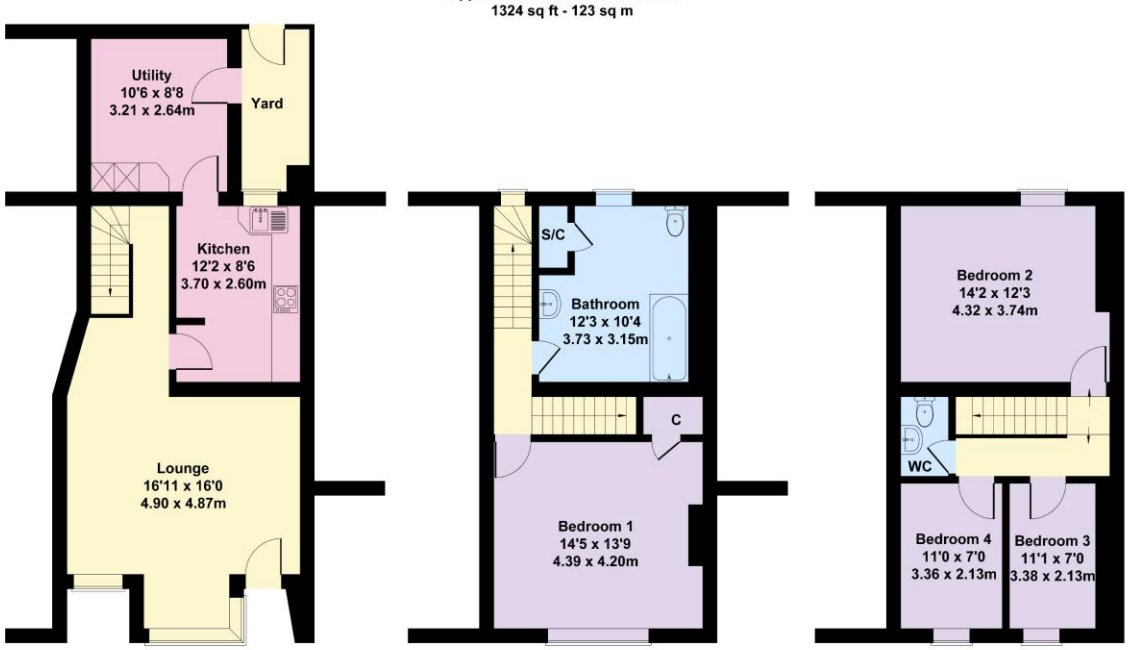
Ref: 2026/S AHT 02/26



FLOORPLAN

28 Short Bridge Street, Llanidloes, Powys SY18 6AD

Approximate Gross Internal Area
1324 sq ft - 123 sq m



GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

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

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