



Walkmill Cottage

Llandinam, Powys, SY17 5BY

Guide Price: £250, 000

A detached cottage situated on the outskirts of the village of Llandinam which is centrally situated between the market towns of Llanidloes (6 miles) and Newtown (9 miles) and 3 miles from the larger village of Caersws which has a railway station.

The property enjoys excellent views over the Mid Wales countryside and the Llandinam Hills. Llandinam benefits from a village hall and the Lion Cafe together with some lovely countryside walks.

Constructed of rendered walls under a slated roof, the property benefits from LPG heating and part upvc double glazed windows.

Inspection recommended to appreciate this cosy country cottage.

Ground floor:

Conservatory with French doors to garden and patio, picture windows to views over the garden and Llandinam Hills

Living Room with sliding patio doors, steps up to Kitchen/Family Room - kitchen area with base, drawer & wall units, worktop surfaces, built in oven, 4-ring hob with extractor hood over, part tiled walls, tiled floor, staircase to first floor, front stable door, understairs cupboard, LPG central heating boiler, open through to Family Room with woodburning stove, beamed ceiling

First floor:

Landing with access to loft, double airing cupboard

Bedroom (1) with views to the front & rear

Rear Bedroom (2)

Front Bedroom (3)

Shower Room with corner shower cubicle, pedestal wash basin, WC., heated towel rail, boarded floor



- Detached country cottage on outskirts of village
- Llandinam being 6 miles from Newtown & Llanidloes 9 miles, Caersws 3 miles
- Enjoying excellent countryside views
- Part double glazed. LPG central heating
- Conservatory, sitting room, kitchen/family room
- 3 bedrooms, shower room
- Parking. Garage. Cottage garden
- EER = 32 (F) (exp 05/34)

OUTSIDE

Parking area leading to Garage with up and over door. Cottage garden to the side and rear with paved patio and lawn. PLEASE NOTE – the detached barn does not belong to the property.

SERVICES

Mains electricity. Mains water. Private drainage. LPG central heating. A new septic tank treatment plant will be installed. N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX Band 'D'.

TENURE Freehold.

DIRECTIONS

what3words: ///raking.magnitude.kite

From our office in Llanidloes proceed to Llandinam on the A489. On entering the village, turn right opposite the Lion Public House. Turn left in front of the Village Hall. Proceed up this road passing the school on the left and football pitch on the right hand side. The property is then situated on the left hand side.

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.



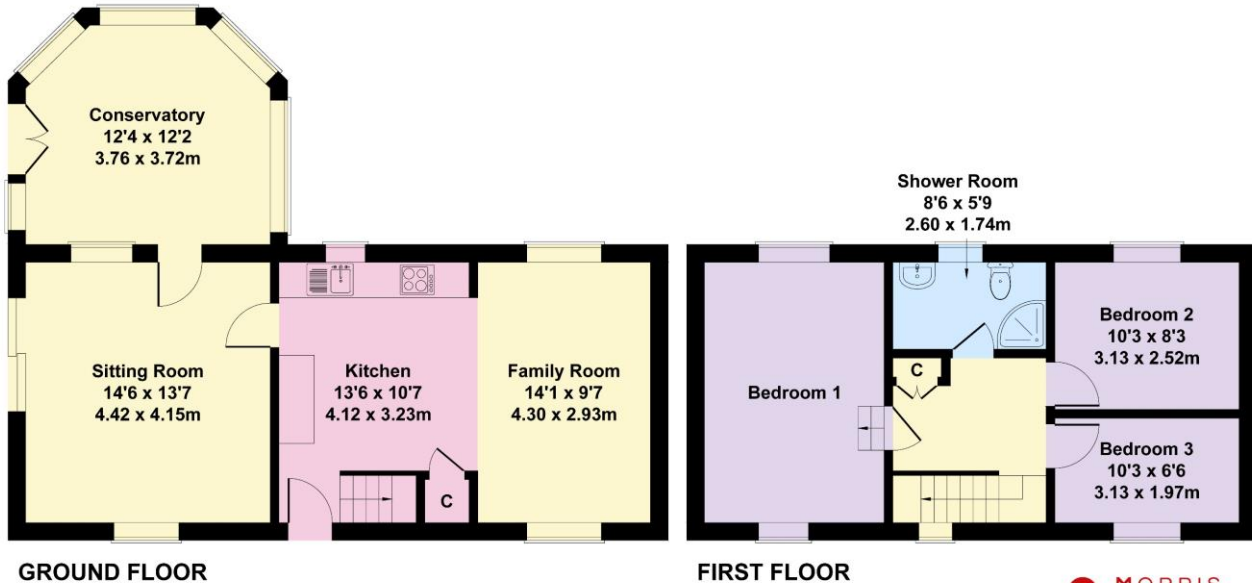
AHT 03/2024



FLOORPLAN

Walk Mill, Llandinam, Powys, SY17 5BY

Approximate Gross Internal Area
1109 sq ft - 103 sq m



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

