





60 Caegwyn

Llanidloes, Powys, SY18 6DT

Guide Price: £199,950

MORRIS MARSHALL POOLE

A Semi Detached Dwelling House on a popular residential estate within the town. The property is in a desirable location on the estate backing onto the popular recreation grounds which offers cricket, croquet, tennis and a bowling green.

Llanidloes is a popular market town with primary and high schools, sports centre, small shops and cafes. Local tourist attractions include Hafren Forest with its popular board walk to the source of the Severn, Clywedog Reservoir, the coastal resort of Aberystwyth is some 32 miles, Newtown 14 miles.

This makes an ideal family or retirement purchase. Whilst the property does require some updating, it has potential to extend, subject to receiving the necessary approvals of consent. The property also benefits from UPVC double glazed windows and gas central heating.

The accommodation comprises:

Ground Floor

Entrance Hall front entrance door, staircase to first floor, under stairs cupboard.
Living Room with coal effect gas fire and surround, airing cupboard.
Shower Room with glazed shower screen with electric shower, WC, corner washbasin, panel boarded walls.
Kitchen with base, drawer and wall units, worktop surface, stainless steel sink, recess for cooker with gas and electric point.
Utility Room with front and rear door.

First Floor

Landing with cloakroom with WC.
Rear Bedroom (1) with views over the garden and towards the recreation grounds
Rear Bedroom (2) with views to the recreation grounds
Front Bedroom (3)

- Semi Detached Dwelling House
- On popular residential estate within the town
- Ideal family or retirement purchase
- The property does require some updating and has potential to extend subject to necessary planning consent
- UPVC double glazed windows & gas central heating
- Ent Hall, Living Room, Shower Room, Kitchen, Utility Room, 3 Bedrooms
- Front and rear lawns, enclosed rear garden with paved patio
- EPC - C (72). Exp 28.4.2036.









OUTSIDE
The property occupies a level garden plot with front lawn, enclosed rear garden with paved patio, rear lawn, timber shed, rear gate into the recreation grounds.

SERVICES Mains electricity, water, gas and drainage. Mains gas central heating. Whilst a new gas fire was installed in 2025 there is no solid fuel appliance at the property.
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 'C' (online enquiry).

TENURE Freehold. Land Registry Title Number: WA230810.

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 turning left onto China Street. Continue on this road passing Hafren Furnishers on the right hand side, take the next left into Caegwyn, proceed into the estate following the road around to the right and the property is on the right hand side indicated by the agents for sale board. **What3words: forum.belief.betraying.**

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 04/26

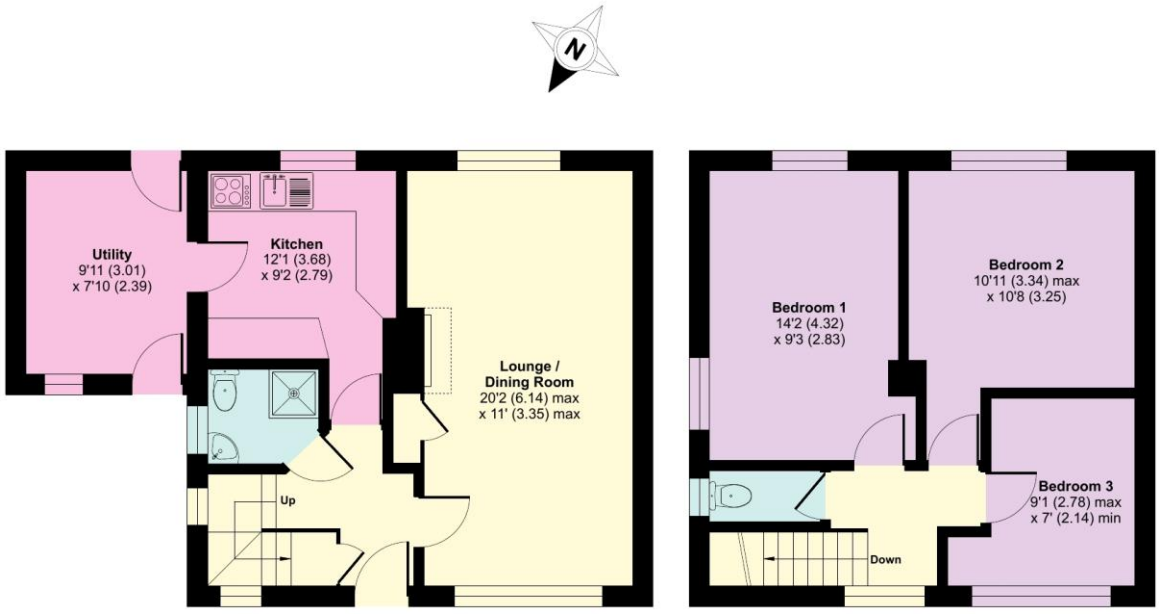


FLOORPLAN

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Approximate Area = 920 sq ft / 85.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Morris Marshall & Poole. REF: 1450613

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