





Tawelfan

Tan Yr Allt, Llanidloes, Powys, SY18 6JG

Guide Price: £299,950

MORRIS MARSHALL POOLE

A Detached Bungalow on a popular residential estate with a low maintenance garden. Llanidloes is a popular market town on the banks of the River Severn with an array of shops and cafes, Severn Porte riverside walk, recreational facilities, primary and high school and sports centre. The popular coastal resort of Aberystwyth is 32 miles, Newtown 14 miles. Local popular tourist attractions include Clywedog Reservoir and Hafren Forest.

This low maintenance bungalow benefits from a delightful conservatory to the front with panoramic views over the town and surrounding countryside, UPVC double glazing, gas central heating, 3 Bedrooms and a cream gloss kitchen. Viewing recommended. Ideal retirement purchase.

The accommodation comprises:

Side Entrance Hall entrance door, access to loft via loft ladder, linen cupboard with shelves.
Living/Dining Room with woodburning stove, oak flooring, sliding patio doors through to:
Conservatory with UPVC double glazed on brick base, laminate flooring, French doors, picture windows to views across the town and surrounding countryside, electric wall heater.
Kitchen with cream gloss units comprising base and wall units, worktop surface, freestanding cooker with extractor hood over, plumbing for dishwasher, part tiled walls, open through to:
Utility Room with oak units, gas central heating boiler, plumbing for washing machine, based units, worktop surface, tiled floor, side UPVC entrance door, internal door through to garage with metal up and over door.
From the Entrance Hall
3 Bedrooms
Shower Room with shower cubicle with sliding door, WC, washbasin with drawers under, fully tiled walls, heated towel rail.

- A Detached 3 Bedroom Bungalow
- On a popular residential estate
- UPVC double glazing, gas central heating
- Side Entrance Hall, Living/Dining Room
- Conservatory, Kitchen, Utility Room
- 3 Bedrooms, Shower Room
- 2 front parking spaces, garage
- Viewing recommended
- Ideal retirement purchase
- EPC - A (96). Exp 28.4.2036









OUTSIDE
The property has 2 front parking spaces which lead to garage, side path to rear paved seating area with garden shed, outside tap, outside light, low maintenance garden.

SERVICES Mains electricity, water, gas and drainage. Mains 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 'D' (online enquiry).

TENURE Freehold. Land Registry Title Number: CYM586961. The property is steel frame construction.

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

DIRECTIONS
From our office in Llanidloes proceed to the Old Market Hall turning right onto Longbridge Street. At the roundabout turn left over Longbridge taking the next turn left signposted Staylittle. Proceed up Westgate Street taking the top entrance into Tan yr Allt, proceed into the estate following the road around to the right and the property is situated on the left hand side. **What3words: landlady.alarm.premiums.**

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.

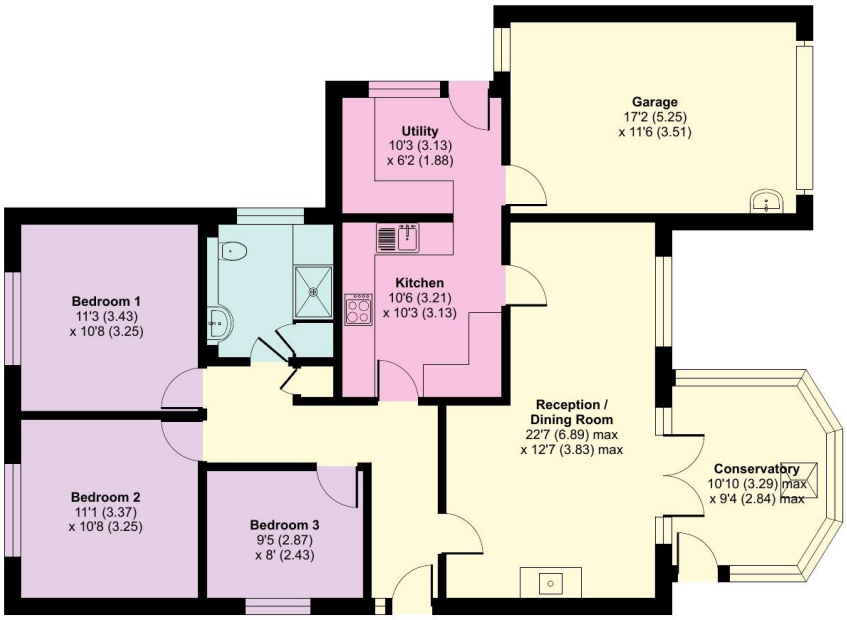
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FLOORPLAN

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Approximate Area = 1037 sq ft / 96.3 sq m
Garage = 198 sq ft / 18.4 sq m
Total = 1235 sq ft / 114.7 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1449776

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