





Brynawelon

5 Dyfnant Terrace, Llanidloes, Powys, SY18 6HT

Guide Price: £210,000

MORRIS MARSHALL POOLE

End-of-terrace, double-bay fronted home with stunning countryside views. Located on the edge of the vibrant market town of Llanidloes, with amenities and natural attractions nearby.

Situated on the edge of the town of Llanidloes, which is a popular market town being the first town on the River Severn. Smaller range of shops and cafes, primary and high school, leisure facilities. Popular tourist attractions include the Clywedog Reservoir and sailing and fishing clubs, popular boardwalk to the source of the Severn. The coastal town of Aberystwyth some 32 miles, Newtown 14 miles away. The property benefits from UPVC double glazing and gas central heating. The property does need a scheme of refurbishment and updating and is a home brimming with potential.

The accommodation comprises:

Ground floor

Front Entrance Hall with UPVC entrance door, staircase to first floor.
Sitting Room with marble fire surround (chimney blocked), bay window with views over the surrounding countryside and town.
Living Room with bay window with front views, open fireplace; rear dining room with built-in cupboards.
Rear Entrance with UPVC rear entrance door, understairs cupboard.
Kitchen with oak-fronted units comprising base and wall units, worktop surface, breakfast bar, inset stainless steel sink unit, plumbing for washing machine, eye-level built-in double oven, quarry tiled floor, gas central heating boiler.

First floor

Landing with access to loft via loft ladder.
Front Bedroom (1) with free-standing wardrobes, two windows to front views.
Front Bedroom (2) with built-in wardrobe, door through to dressing/study area.
Rear Bedroom (3) with airing cupboard.
Rear Bedroom (4)
Bathroom with roll-top bath, WC, wash basin with cupboard under, shower cubicle with folding door, half pine panelled walls.

- End-of-terrace 4 Bedroom double-bay fronted home
- With stunning countryside views
- Located on the edge of the town of Llanidloes
- UPVC double glazing and gas central heating
- The property does need a scheme of refurbishment and updating and is a home brimming with potential
- 3 Reception Rooms
- 4 Bedrooms, including a flexible dressing or study area
- Terraced front & rear gardens
- Parking and outbuildings
- EPC - C (71). Exp 29.4.2036









OUTSIDE
The property is approached by a steep tarmacadam driveway with parking to the rear, has a terraced front and rear garden with shrubs and plants, timber shed to the rear, store shed/utility with WC, access to upper rear amenity 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 'C' (online enquiry).

TENURE Freehold. Land Registry Title Number: WA782044.

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 left signposted Staylittle. Proceed to the top of the hill, there is a lay-by on the left-hand side, and access to the property is directly opposite. **What3words: exists.statue.different.**

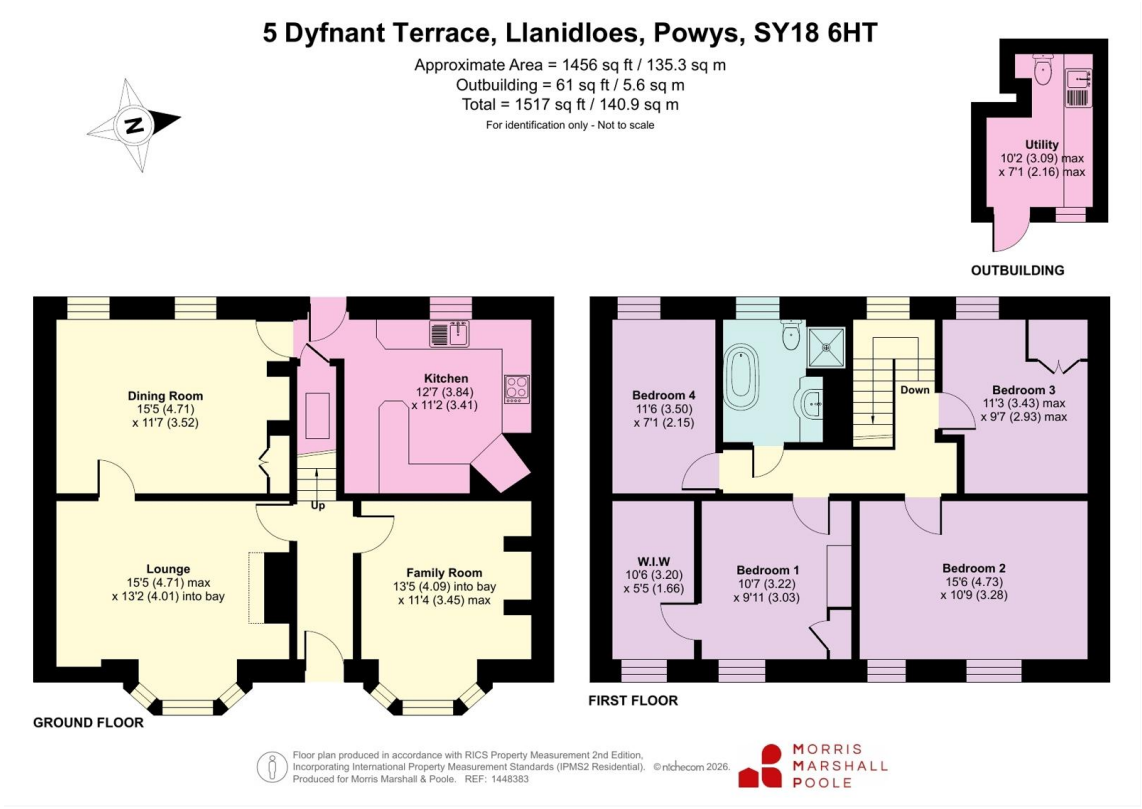
MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc 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 = 1456 sq ft / 135.3 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 1517 sq ft / 140.9 sq m
For identification only - Not to scale
N
Utility
10'2 (3.09) max
x 7'1 (2.16) max
OUTBUILDING
Dining Room
15'5 (4.71)
x 11'7 (3.52)
Kitchen
12'7 (3.84)
x 11'2 (3.41)
Up
Lounge
15'5 (4.71) max
x 13'2 (4.01) into bay
Family Room
13'5 (4.09) into bay
x 11'4 (3.45) max
GROUND FLOOR
Bedroom 4
11'6 (3.50)
x 7'1 (2.15)
Down
Bedroom 3
11'3 (3.43) max
x 9'7 (2.93) max
W.I.W
10'6 (3.20)
x 5'5 (1.66)
Bedroom 1
10'7 (3.22)
x 9'11 (3.03)
Bedroom 2
15'6 (4.73)
x 10'9 (3.28)
FIRST 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: 1448383
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