





Tan Y Gorn,

Gorn Road, Llanidloes, Powys, SY18 6DQ

Guide Price: £154, 999

MORRIS MARSHALL POOLE

A Semi Detached Cottage in a convenient location to the town with access over the pedestrian foot bridge onto Great Oak Street. Llanidloes is a popular market town with an array of small shops, cafes, primary and high school, sports centre, good recreational facilities. The larger market town of Newtown is some 14 miles away and the coastal resort of Aberystwyth 32 miles.

The property requires a scheme of refurbishment and updating offering potential purchasers an opportunity to put their own input to the re-design of the property.

The property benefits from double glazing and is situated in a good garden plot of approximately 316 sqm with potential for parking onsite subject to receiving the necessary approvals and consents.

The accommodation comprises:

Ground Floor
Entrance Hall UPVC entrance door, staircase to first floor, understairs cupboard, rear entrance door.
Living Room with fire surround.
Dining Room with alcove with fitted shelves, fireplace.
Kitchenette with stainless steel sink unit, wall unit, breakfast bar.
Utility Room with base unit, worktop surface, electric cooker point.

First Floor
Landing
3 Bedrooms
Bathroom with panelled bath, WC, pedestal washbasin, airing cupboard

- Semi Detached 3 Bedroom Cottage
- In a convenient location to the town
- Requires a scheme of refurbishment & updating
- Double glazing
- Garden plot of approx. 316 sqm with potential for parking onsite subject to receiving the necessary approvals and consents
- Entrance Hall, Living Room, Dining Room, Kitchenette, Utility Room
- 3 Bedrooms, Bathroom
- EPC - F (27) Exp 11.5.2036









OUTSIDE
The property occupies a good garden plot extending to approximately 316 sqm to include the house. Lean-to store shed, pedestrian access to the rear. The property offers potential for parking onsite subject to receiving the necessary approvals and consents from the local planning department. Potential purchasers to make their own enquiries.

SERVICES Mains electricity, water and drainage.
N.B. The gas has been capped off to 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 'D' (online enquiry).

TENURE
Freehold. Land Registry Title Number: CYM854995.

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 top of town turning right onto High Street, take the second turning left. Proceed over the bypass bridge following the road around to the left, continue for a short distance and the property is located on the left hand bend.
What3words: corn.ringside.newly.

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.

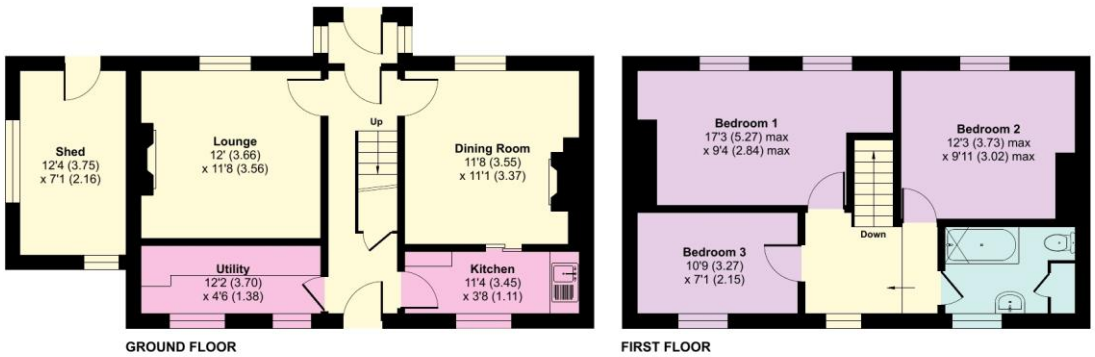
Ref: 2026/S AHT 05/26



FLOORPLAN

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Approximate Area = 963 sq ft / 89.5 sq m
Outbuilding = 87 sq ft / 8 sq m
Total = 1050 sq ft / 97.5 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: 1446173

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