





29 Rhos Y Maen Isaf

Llanidloes, Powys, SY18 6LB

Guide Price: £275,000

MORRIS MARSHALL POOLE

A Semi-Detached House on a popular residential estate towards the outskirts of the town. Llanidloes offers a range of amenities and facilities with small independent shops and cafes, primary and high schools, recreational facilities, sports centre and bus route to Newtown and Aberystwyth. There is a railway station at Caersws which is 9.5 miles away. There are a number of local popular tourist attractions such as Clywedog Reservoir with its sailing and fishing clubs and Hafren Forest with its popular boardwalk to the source of the Severn. Newtown 14 miles, coastal town of Aberystwyth 32 miles.

The property has good accommodation with the addition of a utility room and en suite, excellent parking, enclosed rear garden, UPVC double glazed and gas central heating.

Ground Floor

Entrance canopy leading to the entrance hall with UPVC front door, laminate flooring, and staircase rising to the first floor. Cloakroom fitted with WC and wash hand basin.

The **Kitchen** is fitted with a range of drawer, base, wall, and larder units with worktop surfaces, integrated dishwasher, four-ring gas hob with extractor fan over, built-in oven, part tiled and part panelled walls, and tiled flooring.

Utility Room with plumbing for washing machine, worktop surface, wall shelving, rear access door, and gas central heating boiler.

Living Room with laminate flooring and sliding patio doors opening onto the rear garden.

First Floor

Landing with access to loft space.

Main Bedroom with en-suite shower room comprising glazed shower cubicle, WC, wash hand basin, and panelled walls.

Bedroom Two overlooking the rear garden.

Bedroom Three overlooking the rear garden.

Family Bathroom fitted with panelled bath, WC, wash hand basin, part tiled walls, and linen cupboard.

- Excellent parking
- Enclosed rear garden
- UPVC double glazed
- Gas central heating
- EPC - C (77). Exp 15.5.2036









OUTSIDE
To the front is a small lawned garden with driveway providing off-road parking for several vehicles. The garage has been converted into a playroom but still retains the original metal up-and-over door together with a side UPVC access door. Approximate measurements: 2.66m x 4.04m. The enclosed rear garden features a patio area, lawn, decked seating area with gazebo, timber shed, and outside lighting.

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 AND MOBILE SIGNAL
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

COUNCIL TAX Band 'C' (online enquiry).

TENURE
Freehold. Land Registry Title Number: WA981939.

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

DIRECTIONS
Directions form our office in grate oak street proceeded to the op of town turn right on to high street take the second turning left past the police station on the right over the bypass bridge follow the road round to the left proceeded to the mini round about. Proceeded straight ahead turn right into Rhos y Maen follow the road round to the right and the property is located on the right hand side. What3Words: desire.servers.prank

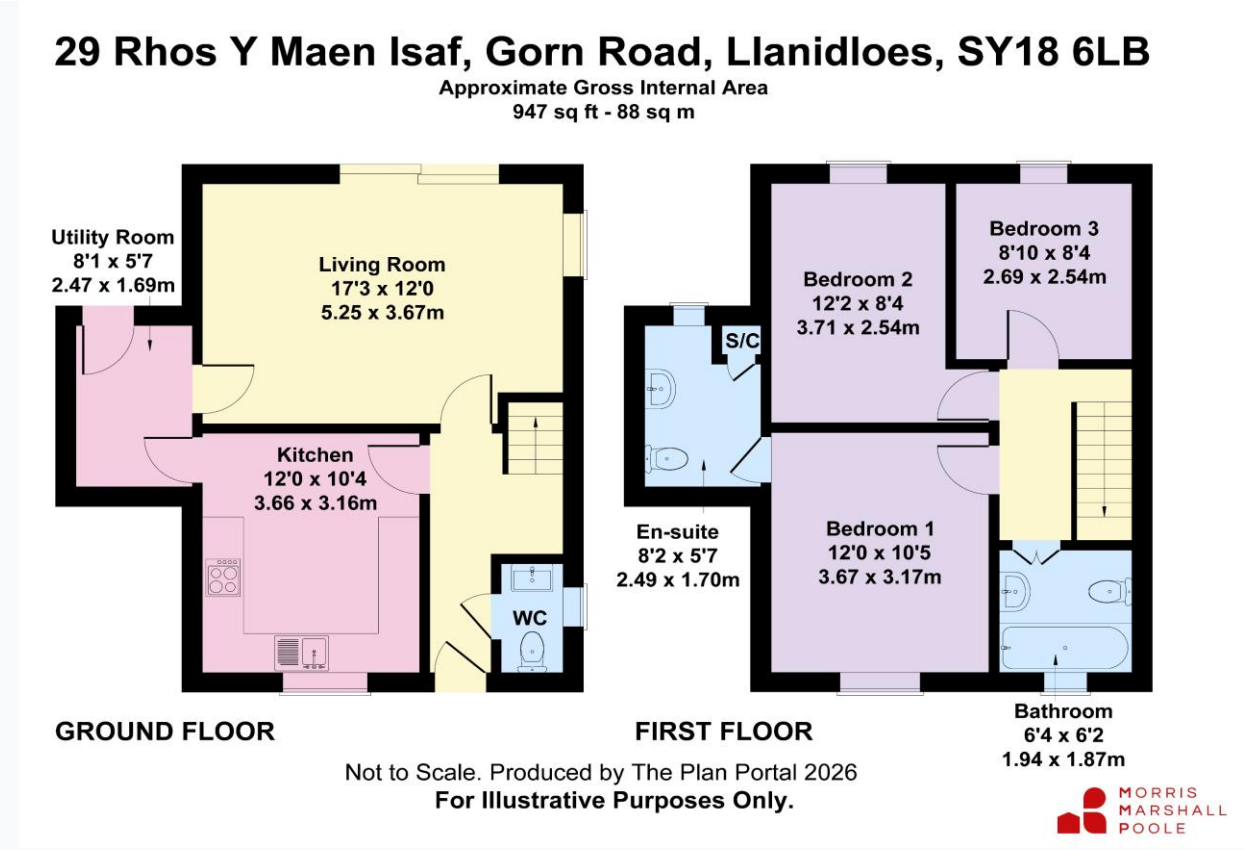
MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc 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


29 Rhos Y Maen Isaf, Gorn Road, Llanidloes, SY18 6LB
Approximate Gross Internal Area
947 sq ft - 88 sq m
Utility Room
8'1 x 5'7
2.47 x 1.69m
Living Room
17'3 x 12'0
5.25 x 3.67m
Kitchen
12'0 x 10'4
3.66 x 3.16m
WC
GROUND FLOOR
Bedroom 2
12'2 x 8'4
3.71 x 2.54m
S/C
Bedroom 3
8'10 x 8'4
2.69 x 2.54m
En-suite
8'2 x 5'7
2.49 x 1.70m
Bedroom 1
12'0 x 10'5
3.67 x 3.17m
FIRST FLOOR
Bathroom
6'4 x 6'2
1.94 x 1.87m
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.
MORRIS MARSHALL POOLE

