





19 Pen Y Graig

Llanidloes, Powys, SY18 6AL

Guide Price: £147,500

MORRIS MARSHALL POOLE

A Mid Terrace Cottage situated in the towns conservation area with views and decked seating area over the River Severn. The property is within level walking distance to the town which offers a range of shops, cafes, recreational facilities, primary and high school and is adjacent to Severn Porte with its riverside walk along the banks of the River Severn towards Long Bridge.

The property is well appointed with gas central heating and useful attic room together with attractive seating area over the River Severn. Viewing recommended.

The accommodation comprises:

Ground Floor
Entrance Porch
Living Room with gas fire and surround, laminate flooring.
Kitchen with grey fronted base and wall units, worktop surface, inset 1½ bowl sink unit, plumbing for dishwasher and washing machine, recess for free standing cooker with extractor over, staircase to first floor, understairs cupboard.
Rear Porch with tiled floor, half glazed door.
Shower Room with glazed shower cubicle, WC, washbasin, tiled floor, heated towel rail, part tiled walls.

First Floor
Landing
Front Bedroom (1) with laminate flooring.
Rear Bedroom (2) with access via loft ladder to attic room, view down to rear patio and River Severn.
Cloakroom with WC, washbasin, gas central heating boiler, fully tiled walls.
Attic room approached via a loft ladder from Bedroom 2 with Velux window and eaves storage.

- Mid Terrace Cottage situated in the towns conservation area
- Views and decked seating area over the River Severn
- Within level walking distance to the town
- Well appointed with gas central heating
- Entrance Porch, Living Room, Kitchen, Rear Porch, Shower Room
- 2 Bedrooms, Cloakroom, Attic room
- Viewing recommended
- EPC - D (63) Exp 20.8.2036









OUTSIDE
Small front tiled seating area, pedestrian right of way to the rear with the neighbouring property also having a right of way over the rear garden. Paved patio, decked seating area enjoying views over the River Severn. Parking nearby in the council car park.

SERVICES
All mains services, Gas-fired central heating system
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 3.3% 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 'B' (online enquiry).

TENURE
Freehold. Land Registry Title Numbers: WA671241 & CYM534819.

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 right onto Long Bridge Street. Take the next turn left after the Lion Hotel, proceed straight ahead past the council car park on the left hand side and Penygraig Street is directly ahead. Turn left and the property is on the right hand side. **What3words: edge.runner.tutorial.**

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.

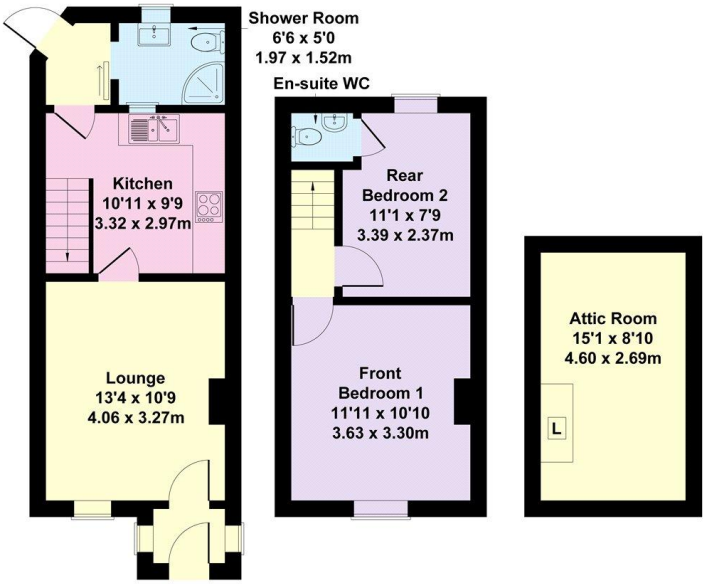
Ref: 2026/S AHT 06/26



FLOORPLAN

19 Pen Y Graig Street, Llanidloes, SY18 6AL

Approximate Gross Internal Area
721 sq ft - 67 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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