



MORRIS
MARSHALL
POOLE

Garwen

8 Clos Yr Efail, Trefeglwys, Caersws, Powys, SY17 5QH

Guide Price: £275,000

A Detached Three Bedroom Bungalow occupying a good garden plot in the village of Trefeglwys with primary school/village hall and public house. The market town of Llanidloes is some 4 miles away with an array of shops, cafes, primary and high school, public houses, recreational grounds, and is close to a number of popular local tourist attractions such as Clywedog Reservoir and Hafren Forest with its popular boardwalk to the source of the Severn.

The bungalow is well presented and ready for immediate occupation with double glazing and oil central heating. Viewing recommended.

The accommodation comprises:

Entrance Hall with UPVC entrance door, coat hooks, airing cupboard with shelves, built-in cupboard.

Lounge with fire surround, gas fire which has been disconnected.

Kitchen/Dining Room with light oak fitted units comprising base, drawer, wall and glazed display wall units, worktop surfaces, dishwasher, washing machine, built-in double oven, 4 ring hob with extractor over, tiled floor, part tiled walls.

Rear Porch/Utility with tiled floor, worktop surface, coat hooks, rear entrance door.

Three Bedrooms

Bathroom with panelled bath, WC, pedestal washbasin, shower cubicle, tiled floor, part tiled walls.



- Detached Three Bedroom Bungalow
- Occupying a good garden plot
- In the village of Trefeglwys, Llanidloes 4 miles
- Well presented and ready for immediate occupation
- Double glazing and oil central heating
- Entrance Hall, Lounge, Kitchen/Dining Room
- Rear Porch/Utility, Three Bedrooms, Bathroom
- Tarmacadam driveway, garage, side lawn
- Front gravelled area for easy maintenance
- Viewing recommended
- EPC - E (53) Exp 4.2.2036





OUTSIDE

The property occupies a level garden plot with tarmacadam entrance driveway leading to garage with metal up and over door, rear door and oil central heating boiler. Side lawn, front gravelled area for easy maintenance, Paths around the property, electric car charging point, oil tank, garden shed.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Electric car charging point.

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 'E' (online enquiry)

TENURE

Freehold. Land Registry Title Number: WA523175.

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 Long Bridge Street. At the roundabout turn left proceed over Long Bridge and out of town for approximately 4 miles. On entering the village of Trefeglwys pass the church, primary school, take the next right by the former garage/workshop and Clos yr Efail is the first on the right hand side.

What3words: ruins.watchdogs.bottle

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.

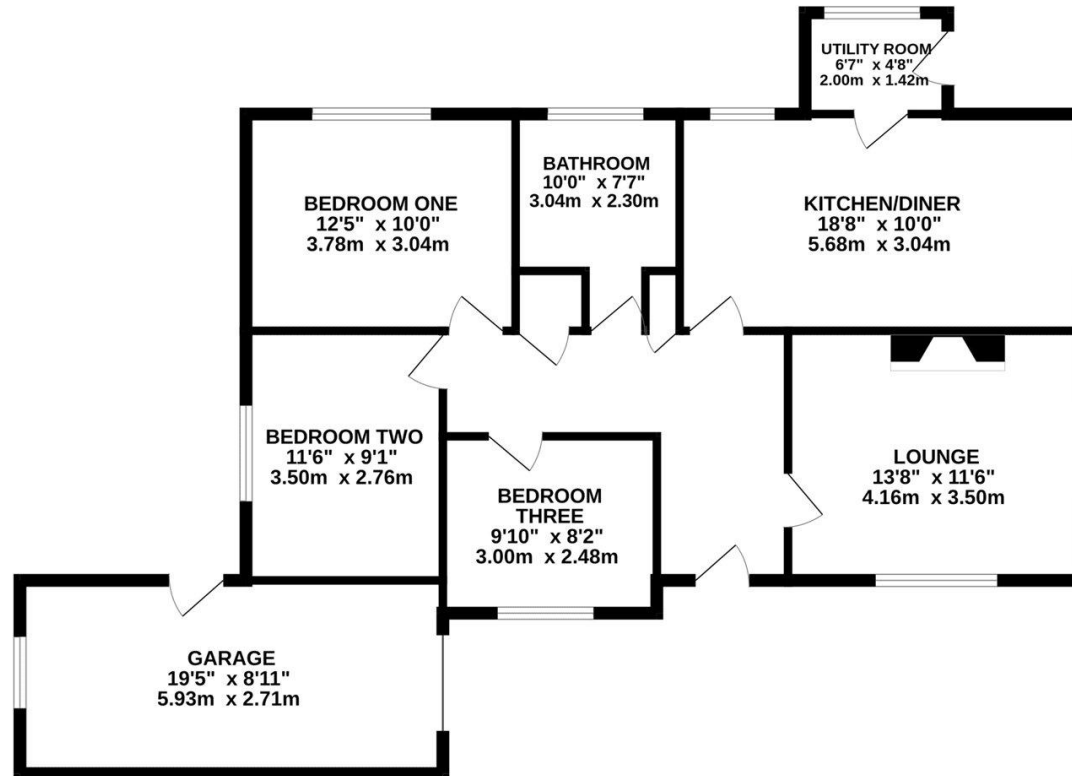
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FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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