

MORRIS MARSHALL POOLE

7 Parc Derw

Bryndu Road, Llanidloes, Powys, SY18 6BG

Guide Price: £375,000

Detached family dwelling on cul de sac location towards the outskirts of the town. Llanidloes sits on the banks of the River Severn with its historic black and white market hall, array of small shops, cafes and public houses, primary and high school, sports centre and recreational facilities. Close to a number of local tourist attractions such as Clywedog Reservoir with its sailing and fishing club, Hafren Forest with its boardwalk to the source of the Severn, the coastal resort of Aberystwyth some 32 miles away.

The property occupies a generous garden plot, has UPVC double glazing doors and windows throughout and gas central heating.

The accommodation comprises:

Ground Floor:
Recessed Entrance Porch leading in to spacious **Entrance Hall** with wood effect flooring.
Cloakroom & WC.
Double doors leads through to a large **Living/Dining Room** with wood effect flooring, open fire & french doors to rear garden, double doors through into the
Kitchen with light oak base, drawer & wall units, dishwasher, fridge/freezer, built in double oven, 4-ring gas hob with extractor hood over, central island with stainless steel circular sink unit, tile effect flooring, french doors to garden.
Utility Room with base units & workshop surfaces, sink unit, plumbed for washing machine, integral door to Garage.

First Floor:
Spacious Landing to
Master Bedroom Suite with Ensuite Bathroom with bath, WC, washbasin, quadrant shower cubicle, black & white floor tiles, part tiled walls, heated towel rail, extractor fan, wall mirror & fitted Dressing Room or **Bedroom 2**.
Two further Bedrooms.
Family Bathroom with panelled bath, mixer shower taps, pedestal wash basin, WC, heated towel rail.

- Spacious detached dwelling
- In cul de sac location
- UPVC double glazed windows & doors throughout. Gas central heating
- Entrance hall, cloaks & WC., lounge/diner, kitchen, utility
- Master bedroom suite with bathroom & dressing room/bedroom
- 2 further bedrooms & family bathroom
- Level garden plot. Garage
- Enclosed rear garden
- EPC - C (69) Exp 7.10.2028













OUTSIDE
The property occupies a level garden plot with brick paved front parking area. Front lawns. Side paths to enclosed rear lawn area with timber shed. Outside tap. Outside light.

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 'F' (online enquiry)

TENURE
Freehold. Land Registry Title Number: CYM146093

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 left. Continue along China Street, Smithfield Street turning left signposted Tylwch. Proceed up the Bryndu Road, over the bridge that crosses the bypass, taking the next turning left into Parc Derw. No 7 is the 4th house on the left hand side of the entrance.
What3Words: watches.redeemed.lakes

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 07/26

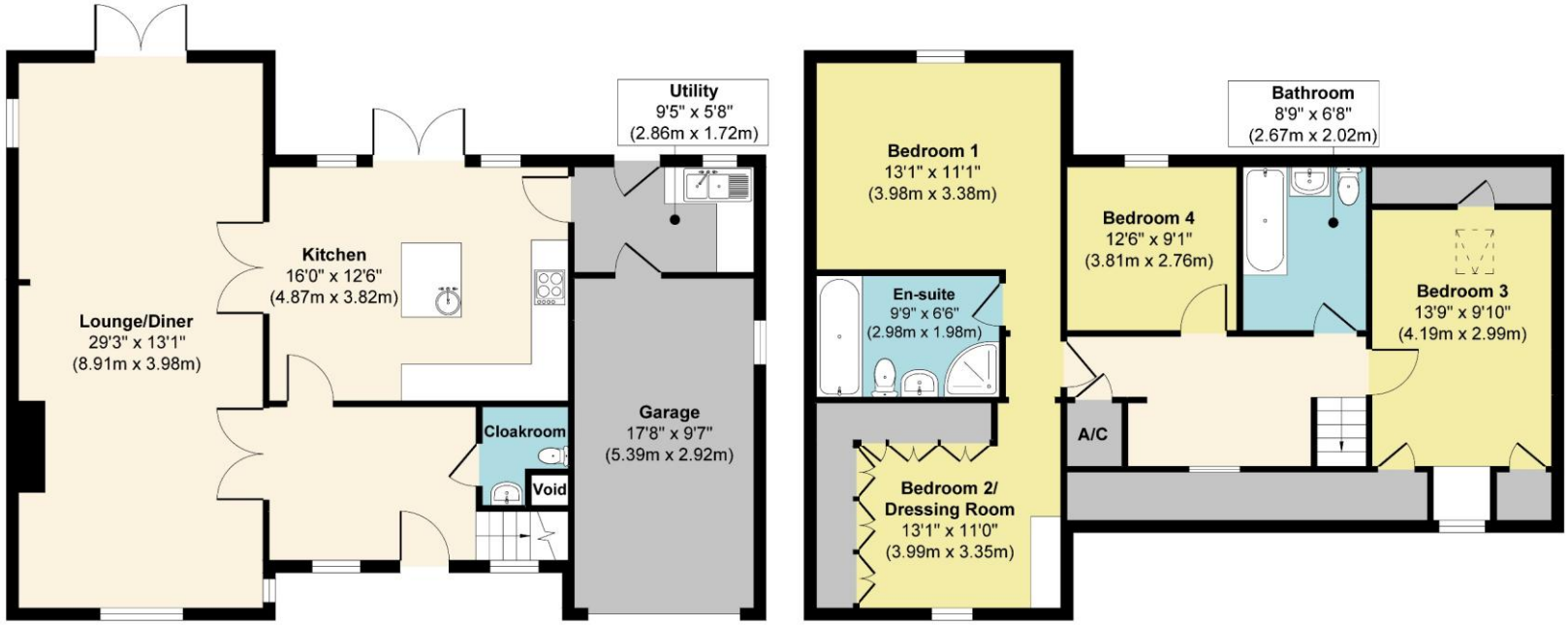
Please note the internal photos were taken in 2022 prior to a tenant moving in.





FLOORPLAN

7 Parc Derw, Bryndu Road, Llanidloes SY18 6BG



Ground Floor
Approximate Floor Area
781 sq. ft
(72.61 sq. m)

First Floor
Approximate Floor Area
811 sq. ft
(75.35 sq. m)

Approx. Gross Internal Floor Area 1592 sq. ft / 147.96 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property