





12 Brook Street

Llanidloes, Powys, SY18 6AX

Guide Price: £105,000

MORRIS MARSHALL POOLE

A Mid Terrace Dwelling situated in the towns conservation area, convenient to the towns centre with its array of shops, cafes, recreational facilities, primary and high school, sports centre. Also to a number of local tourist attractions such as Clywedog Reservoir, Hafren Forest with its popular boardwalk to the source of the Severn. On a bus route to Aberystwyth and Newtown. The property benefits from gas central heating, UPVC double glazing to the rear and a paved terraced seating area.

The accommodation comprises:

Ground floor

Living Room front entrance door, laminate flooring, alcove recess.

Kitchen with base, drawer and wall units, worktop surfaces, part tiled walls, inset stainless steel sink unit, tiled floor, rear door, understairs store area, staircase to first floor

First floor

Landing

Front Bedroom (1)

Rear Bedroom (2) with cupboard housing the gas central heating boiler.

Bathroom with panelled bath, pedestal wash basin, WC., tiled walls, pine panelled ceiling, built in cupboard.

- Mid Terrace Two Bedroom Dwelling
- Situated in the towns conservation area
- Convenient to the town centre
- Gas central heating and UPVC double glazing to the rear
- Living Room, Kitchen, 2 Bedrooms, Bathroom
- Terraced paved seating area
- Roadside parking
- EPC - D (67) Exp 24.6.2033

OUTSIDE

Bin store. Steps up to terraced paved seating area. Steps leading to a raised paved patio shared with the adjoining property. Communal rear passageway. Roadside parking.

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 between 0.1% and 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 Number: WA668276

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office turn right up Great Oak Street bearing left in front of Minerva Arts Centre, follow the road around to the left and you eventually come to the property on the right hand side before the T junction. What3words: **bumpy.flute.leathers.**

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 08/26

Please note the vendor of the property is an employee of Morris Marshall & Poole.

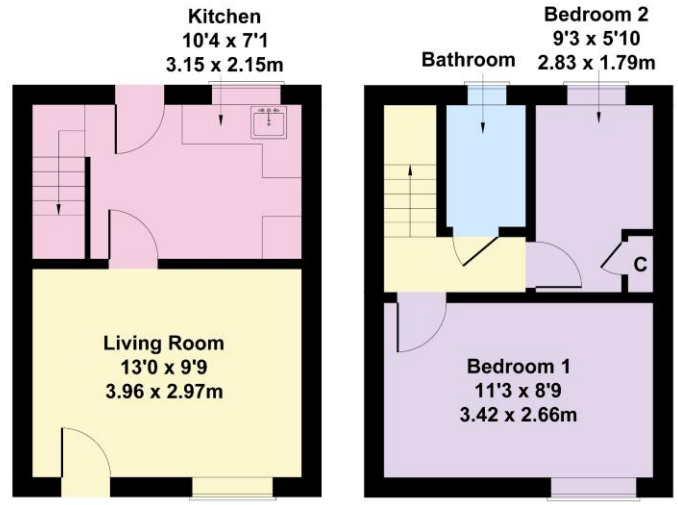




FLOORPLAN

12 Brook Street, Llanidloes, Powys, SY18 6AX

Approximate Gross Internal Area
495 sq ft - 46 sq m



GROUND FLOOR FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

MORRIS MARSHALL POOLE

