

Ground Floor Flat





9 Gwaelod Y Bryn

Llanidloes, Powys, SY18 6ER

Guide Price: £140,000

MORRIS MARSHALL POOLE

A Ground Floor Flat situated in a block of four with its own front and rear entrance doors, accessed externally. The property is convenient to the town centre with its shops and amenities, doctors surgery, bus service to Aberystwyth and Newtown, recreational facilities including bowling green and sports centre. Ideal for retirement being on the ground floor. The property benefits from 2 Bedrooms, UPVC double glazing, gas central heating and a good sized level rear garden which is paved and lawned.

The accommodation comprises:

Entrance Hall with UPVC double glazed entrance door, linen cupboard, understairs cupboard with plumbing for washing machine.
Living Room
Kitchen with base, drawer and wall units, worktop surface, inset 11/2 bowl stainless steel sink unit, UPVC rear entrance door, gas central heating boiler.
Front Bedroom (1)
Rear Bedroom (2)
Shower Room with main shower cubicle with fold in door and electric shower, pedestal washbasin, WC, part panel wall.









- Ground Floor 2 Bedroom Flat
- Situated in a block of four
- Own front and rear entrance doors
- Convenient to the town centre
- Ideal for retirement being on the ground floor
- UPVC double glazing & gas central heating
- Good sized level rear garden which is paved and lawned
- EPC - C (71) Exp 20.8.2036

OUTSIDE
Allocated parking space. Front lawn and slated area, side path to enclosed rear garden with garden store shed, timber summerhouse, paved and gravelled seating areas, rear lawn with flower and shrub border, bin store.

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 'B' (online enquiry).

TENURE
Leasehold. 125 years from 1st October 1983.
Land Registry Title Number: WA269148.

Ground Rent £10 per annum
Buildings Insurance £202.88 (1.12.25-30.11.26)

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 and turn left onto China Street and Smithfield Street, turn left before Hafren Furnishers up the Bryndu Road then take the first turning left, follow the road around to the right into Gwaelod y Bryn and the property is located on the left hand side near the top. **What3words: adapt.commenced.slumped.**

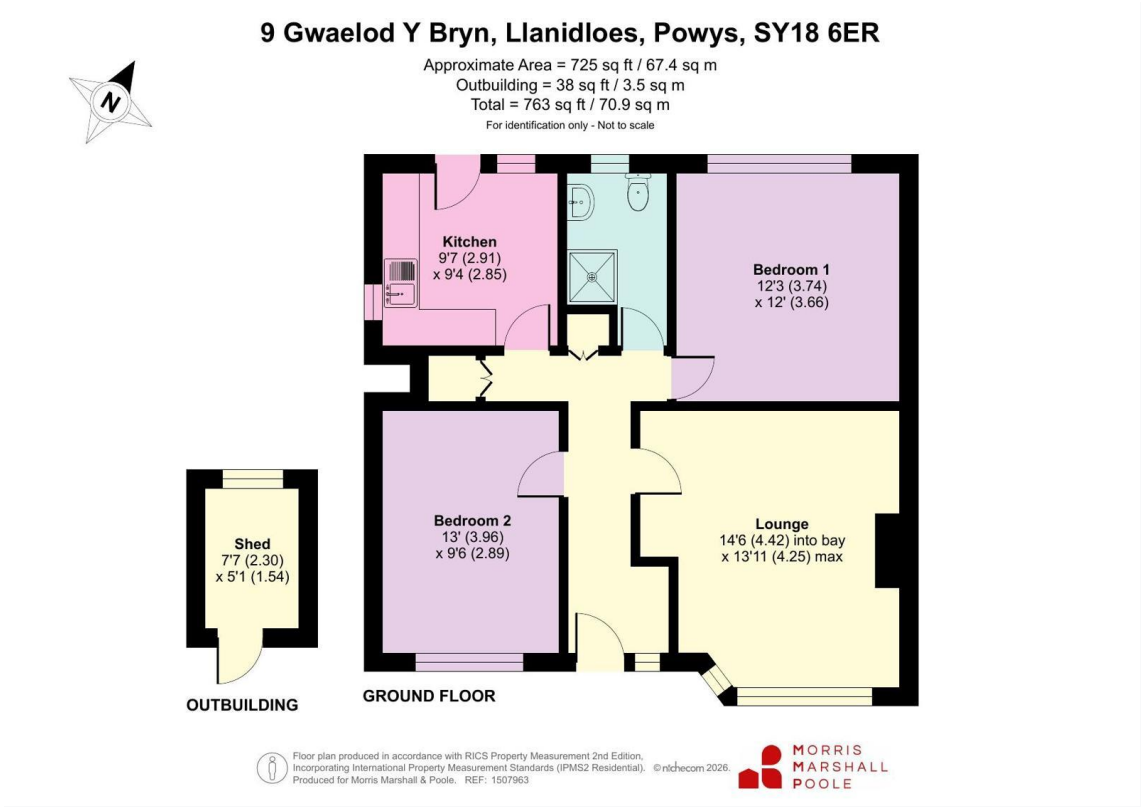
MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc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



FLOORPLAN


9 Gwaelod Y Bryn, Llanidloes, Powys, SY18 6ER
Approximate Area = 725 sq ft / 67.4 sq m
Outbuilding = 38 sq ft / 3.5 sq m
Total = 763 sq ft / 70.9 sq m
For identification only - Not to scale
N
Kitchen
9'7 (2.91)
x 9'4 (2.85)
Bedroom 1
12'3 (3.74)
x 12' (3.66)
Bedroom 2
13' (3.96)
x 9'6 (2.89)
Lounge
14'6 (4.42) into bay
x 13'11 (4.25) max
Shed
7'7 (2.30)
x 5'1 (1.54)
OUTBUILDING
GROUND FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Morris Marshall & Poole. REF: 1507963
MORRIS MARSHALL POOLE

