





MORRIS
MARSHALL
POOLE

17 Westgate Street

Llanidloes, Powys, SY18 6HJ

Guide Price: £285,000

An attractive bay-fronted three-bedroom end-terrace dwelling, situated within the town's conservation area and conveniently located within a short walk of Llanidloes town centre via Long Bridge. The property offers well-proportioned accommodation arranged over three floors, together with a useful converted former garage providing a family/play room, generous side and rear gardens and off-road parking for up to three vehicles.

Llanidloes is a popular market town on the banks of the River Severn with an array of shops and cafes, Severn Porte riverside walk, recreational facilities, primary and high school and sports centre. The surrounding Mid Wales countryside provides access to a wealth of outdoor pursuits, with nearby attractions including Clywedog Reservoir and Hafren Forest. The university and coastal town of Aberystwyth is approximately 32 miles away, with the larger market town of Newtown approximately 14 miles distant.

The accommodation comprises:

Ground Floor

Entrance Hall approached through a UPVC entrance door, with wood-effect flooring, staircase to first floor and part wood-panelled walls.

Living Room an attractive reception room with bay window to the front, recessed fireplace, wood-effect laminate flooring and sliding doors leading through to the dining room.

Dining Room with wood-effect laminate flooring, built-in cupboard and open access through to the kitchen.

Kitchen fitted with a modern range of base, drawer and wall units incorporating worktop surfaces, built-in oven, induction hob with extractor over and inset sink. UPVC rear entrance door and useful understairs storage cupboard.

First Floor

Landing with staircase leading to the second-floor attic bedroom.

Bedroom (1) a well-proportioned front bedroom featuring a bay window with window seat, wood-effect flooring and vertical radiator.

Bedroom (2) rear bedroom with built-in wardrobe housing the gas central heating boiler, laminate flooring and period-style grate.

Bathroom fitted with a walk-in shower with drying area, WC and circular wash basin. Part tiled walls.

Second Floor

Attic Bedroom (3) a useful third bedroom with Velux roof window.

- Attractive bay-fronted 3 bedroom end-terrace house
- Convenient location within Llanidloes conservation area and a short walk from the town centre
- Well-proportioned accommodation arranged over three floors
- Gas central heating and UPVC double glazing
- Spacious side and rear garden with converted former garage providing a useful family/play room
- Off-road parking for up to three vehicles
- EPC - D (55) Exp 23.8.2036









OUTSIDE
The property benefits from a particularly useful outside space, with off-road parking for up to three vehicles to the side. There is a gravelled seating area with established flower and shrub borders together with a further seating area. The former garage has been converted to provide a versatile **family/play room**, with an adjoining rear store. Outside lighting.

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 'E' (online enquiry).

TENURE
Freehold. Land Registry Title Number: WA818376.
Please Note: There is a pedestrian right of way for neighbouring properties.

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

DIRECTIONS
From our office in Llanidloes, proceed to the Market Hall and turn right onto Long Bridge Street. Continue to the roundabout and turn left over Long Bridge. Take the next turning on the left and the property will be found a short distance along on the right-hand side, opposite Hafren Furnishers. **What3words: unsecured.hothouse.ratty.**

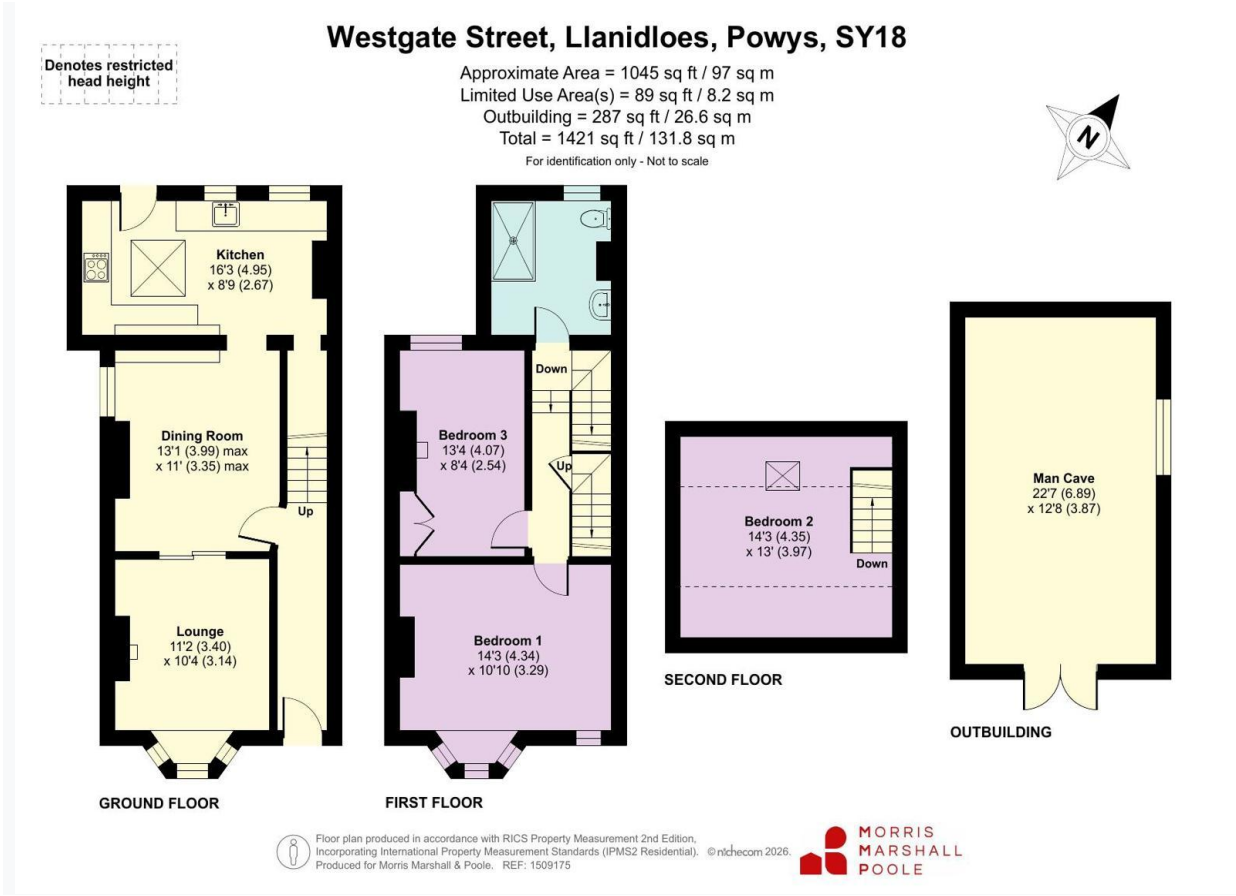
MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc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


Westgate Street, Llanidloes, Powys, SY18
Denotes restricted head height
Approximate Area = 1045 sq ft / 97 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Outbuilding = 287 sq ft / 26.6 sq m
Total = 1421 sq ft / 131.8 sq m
For identification only - Not to scale
N
Kitchen
16'3 (4.95)
x 8'9 (2.67)
Dining Room
13'1 (3.99) max
x 11' (3.35) max
Up
Lounge
11'2 (3.40)
x 10'4 (3.14)
GROUND FLOOR
Down
Bedroom 3
13'4 (4.07)
x 8'4 (2.54)
Up
Bedroom 1
14'3 (4.34)
x 10'10 (3.29)
FIRST FLOOR
Bedroom 2
14'3 (4.35)
x 13' (3.97)
Down
SECOND FLOOR
Man Cave
22'7 (6.89)
x 12'8 (3.87)
OUTBUILDING
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: 1509175
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