





4 Tregerddi

Llandinam, Powys, SY17 5DB

Guide Price: £199,950

MORRIS MARSHALL POOLE

An end terrace dwelling house formerly belonging to Dinam Estates, situated just a short, level walk away from the village centre which has a village hall, public house together with some picturesque walks. The village is also on a bus route to the market towns of Llanidloes and Newtown both with schools, sports centres and shopping facilities. There is a railway station at Caersws which is some 2.5 miles away.

The property benefits from UPVC double glazed windows and doors and oil central heating.

The accommodation comprises:

Ground Floor
Lounge with entrance door, staircase to first floor, bay window.
Kitchen/Dining Room with fitted units comprising base and wall units, worktop surfaces, built-in double oven, 4 ring hob with extractor over, inset 1½ bowl stainless steel sink unit, quarry tiles and cushion flooring, cupboard housing the oil fired central heating boiler.
Conservatory with rear door, tiled floor.
Cloakroom with WC, pedestal washbasin.

First Floor
Landing.
Front Bedroom (1) with built-in cupboard.
Rear Bedroom (2).
Bathroom with panelled bath, electric shower over, pedestal washbasin, WC, part tiled walls, airing cupboard.

- A 2 Bedroom End Terrace dwelling house
- Situated just a short, level walk away from the village centre
- UPVC double glazed windows and doors
- Oil central heating
- Lounge, Kitchen/Dining Room, Conservatory
- Cloakroom, 2 Bedrooms, Bathroom.
- Good level garden plot
- Workshop with electric, car port
- Rear vehicular access, car parking space
- EPC - D (59) Exp 14.10.2036









OUTSIDE
The property occupies a good level garden plot with front entrance gate with level lawn area, side path to enclosed gravelled area/parking. Car port, small timber shed, workshop with electric. Rear vehicular access which serves the car port and car parking space.

SERVICES
Mains electricity, water and drainage, Oil fired 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 – high risk - greater than 3.3% chance each year.
Flooding from Sea – very low risk - less than 0.1% chance each year.
Flooding from surface water and small watercourses – low 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 'C' (online enquiry).

TENURE
Freehold. Land Registry Title Number: WA743958.

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

DIRECTIONS
From our office in Llanidloes proceed towards Newtown. After approximately 6 miles on entering the village of Llandinam the property is situated on the right hand side before the chapel, indicated by the agents for sale board.
What3words: comment.blink.dialect.

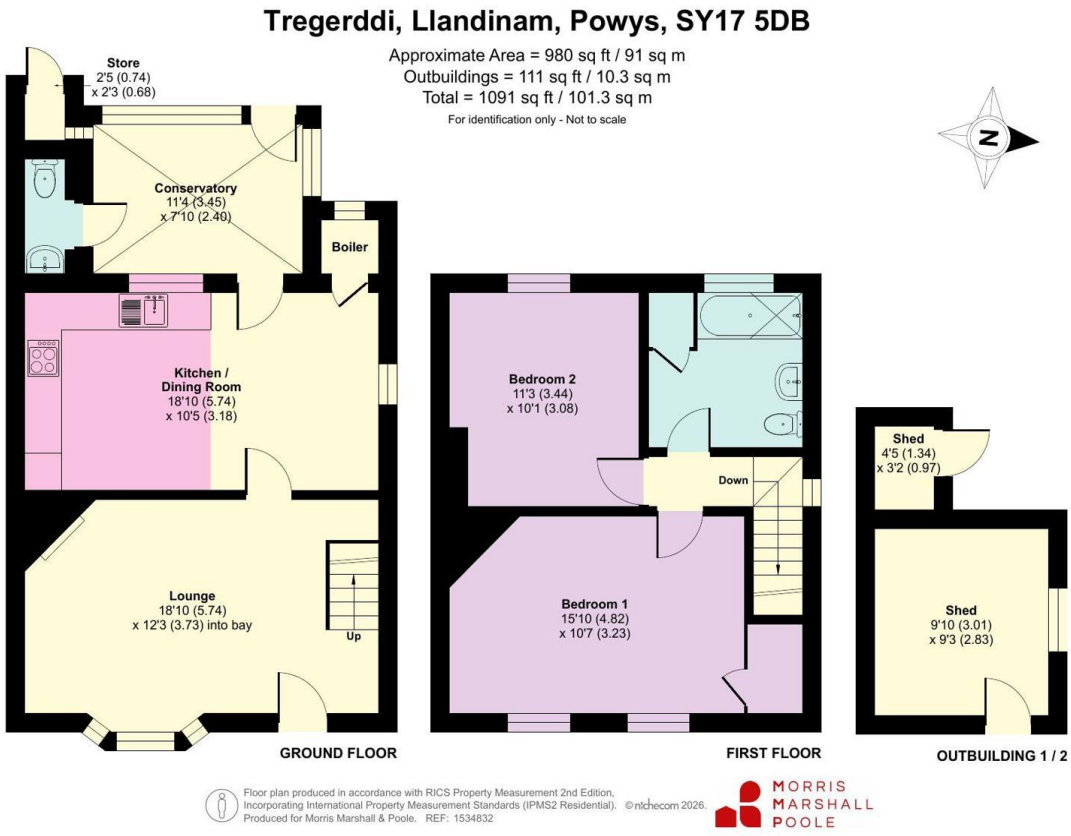
MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc 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 10/26



FLOORPLAN


Tregerddi, Llandinam, Powys, SY17 5DB
Approximate Area = 980 sq ft / 91 sq m
Outbuildings = 111 sq ft / 10.3 sq m
Total = 1091 sq ft / 101.3 sq m
For identification only - Not to scale
N
Store
2'5 (0.74)
x 2'3 (0.68)
Conservatory
11'4 (3.45)
x 7'10 (2.40)
Boiler
Kitchen / Dining Room
18'10 (5.74)
x 10'5 (3.18)
Lounge
18'10 (5.74)
x 12'3 (3.73) into bay
Up
GROUND FLOOR
Bedroom 2
11'3 (3.44)
x 10'1 (3.08)
Down
Bedroom 1
15'10 (4.82)
x 10'7 (3.23)
FIRST FLOOR
Shed
4'5 (1.34)
x 3'2 (0.97)
Shed
9'10 (3.01)
x 9'3 (2.83)
OUTBUILDING 1 / 2
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: 1534832
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