

MORRIS
MARSHALL
POOLE

Severn Grove

Woodlands Road, Llanidloes, Powys, SY18 6HX

Guide Price: £325,000

A very well-appointed Semi-Detached dwelling greatly improved by the current owners situated in a level walking location to the town centre over Long Bridge and Severn Porte. Llanidloes is a pretty town situated in the heart of Mid Wales with an array of shops, cafes, pubs, primary and high school, leisure facilities. The market town of Newtown is 14 miles away and the coastal town of Aberystwyth 32 miles. Nearby tourist attractions include Clywedog Reservoir and Hafen Forest with its popular board walk to the source of the Severn.

This extended semi-detached property has an attractive front facade of two-tone brick, UPVC double glazed windows with sash windows to the front, Karden flooring, modern kitchen, luxury family bathroom, cellar/store, 2 wood burners. Agents strongly recommend viewing of this well-presented property which is ready to move straight into.

The accommodation comprises:

Ground Floor

Entrance Canopy

Entrance Hall with UPVC entrance door, staircase to first floor.

Lounge with wood burning stove in brick recess, slate hearth, tiled floor.

Cloakroom with WC, washbasin with cupboard under, part tiled walls, tiled floor.

Dining Room with wood burning stove in brick chimney, tiled floor, staircase to

Cellar/Store Room (which the owners inform us has been tanked), cupboard housing the gas central heating boiler.

The **Dining Room** opens through to

Kitchen with modern fitted units comprising base and wall units, granite worktop surfaces, inset 1½ bowl sink unit, plumbing for dishwasher, professional Range cooker with 5 ring gas hob with extractor hood over, central island, integrated washing machine, recess for tumble dryer, inset celling lights, French doors to rear patio and garden.

First Floor

Landing with access to loft

Side Bedroom (1)

Side Bedroom (2) with period grate

Front Bedroom (3)

Family Bathroom which is very well appointed with tub bath, double shower cubicle with drying area, WC, tiled floor, French doors with glazed Juliet balcony, part tiled walls, 2 eaves storage areas.

- A 3 Bedroom Semi-Detached dwelling
- Greatly improved by the current owners
- Situated in a level walking location to the town centre
- Entrance Hall, Living Room, Cloakroom, Dining Room, Cellar/Store Room, Kitchen
- 3 Bedrooms, Family Bathroom
- UPVC double glazed windows, modern kitchen,
- luxury family bathroom
- Enclosed rear garden with paved patio, lawn & brick paved seating area
- Agents strongly recommend viewing
- EPC - C (69) Exp 11.11.2036













OUTSIDE

Side entrance gate to a delightful enclosed rear garden with paved patio, lawn, brick paved seating area, flower and shrub bed, fishpond, garden shed, greenhouse.

SERVICES

Mains electricity, water, gas and drainage. Mains gas central heating. Solar panels installed to heat hot water

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 'D' (online enquiry).

TENURE

Freehold. Land Registry Title Number: WA854521.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Llanidloes proceed to the Old Market Hall turning right onto Longbridge Street. At the roundabout turn left over Long Bridge, follow the road around to the right passing the hospital, taking the next turn left onto Woodlands Road and the property is located on the left hand side. **What3words: gullible.gazette.events**

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 11/26















FLOORPLAN

Severn Grove Woodlands Road, Llanidloes, Powys, SY18 6HX

Approximate Area = 1420 sq ft / 131.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Morris Marshall & Poole. REF: 1542585

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