



2 Curlews Meadow, St Harmon, Rhayader, Powys, LD6 5LQ

An attractive, well appointed and immaculately presented THREE BEDROOM (one ensuite) detached bungalow with garage and gardens adjoining open countryside. The property has a desirable and peaceful village location in the popular village of St Harmon, some three miles north of the popular tourist and market town of Rhayader.

* Reception Hall * Lounge * Kitchen/Breakfast Room * Dining Room/Study/Snug *
* Utility Room * Ground Floor Cloakroom/WC * Three Bedrooms (one en-suite) * Large Family Bathroom *
Detached Garage * uPVC Double Glazing * Energy Rating 'D' *

£325,000 Price Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



Agent Remarks

The bungalow occupies a peaceful, edge of village location, only three miles north of Rhayader.

The property is spacious and offers comfortable and easy living in a friendly rural community. Viewing is highly recommended to appreciate everything this property has to offer.

ACCOMMODATION comprises:

A covered entrance with a part-glazed entrance door and glazed side panel gives access to:

Reception Hall

Access-hatch to roof space. Built-in Cloak Cupboard with hanging rail, shelf and radiator.

Fitted carpet; radiator; doors to:

Lounge

Dual aspect is provided by a large box window to the front and a window to the side having fitted vertical blinds and lovely views.

Recessed and pendant lights. Fitted carpet. Two radiators.

Kitchen/Breakfast Room

Excellent range of matching base units with worktops and tiled splashbacks over and incorporating a 1.5 bowl single drainer inlaid sink.

Double electric oven with grill, and having an inlaid electric hob and chimney-style stainless steel extractor fan over.

Integrated dishwasher. Wine rack. Recessed lighting.

Built-in Larder Cupboard with shelving. Built-in Airing Cupboard with radiator and batten shelving over.

Laminate floor. Radiator. Window to side.

Utility Room

Wash hand basin inlaid in to worktop and having single cupboard under.

Space and plumbing for washing machine under worktop with tiled splashback and double wall cupboard over.

Further double wall cupboard; extractor fan; oil boiler; radiator; laminate floor.

Half glazed external door to side.

Ground Floor WC

Low level wc suite, radiator; laminate floor; obscure window to side.

Snug/Study/Dining Room

Having super views of the adjoining open countryside is this versatile room accessed just

off the Kitchen/Breakfast Room.

French doors give access to the rear garden with lawned area and patio area.

Family Bathroom

Comprising a low level wc suite; a vanity unit with large basin and cupboard under and which has a tiled surround and mirror with shaver shaver point over.

Panelled bath with tiled surround, hand/shower attachment and hand grip. Fully tiled and enclosed shower unit with shower attachment.

Laminate floor, radiator and obscure window to rear.

Bedroom 1

Two built-in wardrobes with hanging rail and shelf over.

Window to rear; fitted carpet; radiator.

Access to:

Ensuite Shower Room

Vanity unit with large basin and cupboard under, having tiled surround and with mirror and fluorescent light with shaver point over.

Low level wc suite, radiator; spotlights. Large shower unit with sliding doors, tiled walls and



shower attachment over.

Extractor fan. Fitted carpet; extractor fan.
Obscure window to rear.

Bedroom 2

Built-in wardrobe with hanging rail and shelf over.

Fitted carpet. Radiator; Window to front.

Bedroom 3

Built-in wardrobe with hanging rail and shelf over. Fitted carpet; radiator; window to front.

Outside

The property is approached over a gravelled drive to the detached Garage which has a concrete floor, up and over door and light and power connected.

A path leads to the front door and this also extends around each side of the property to the rear. The bungalow is surrounded by well kept gardens incorporating lawns, flower beds and borders. It adjoins open fields to the rear.

(Please note that some of the flower beds shown in the photos at the front of the property have been removed)

Local Area

The property is located in the village of St Harmon, which is three miles north of Rhayader. One mile North of St Harmon is the peaceful village of Pantydwr, where there is an excellent

village hall and a public house that also serves food.

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley and has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi. A wider range of facilities including secondary schools is available at Llandrindod Wells (14 miles), Builth Wells (16 miles) and Llandidloes (11 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west. The west Wales coast and university town of Aberystwyth is 34 miles distant. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Services

Mains electricity and water; shared private drainage.

Council Tax

We are advised that the property is in Council Tax Band 'D'.

Local Authority

Powys County Council (Radnorshire) Tel: 01597 826000.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457
sales@clareevansandco.co.uk

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

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Any floor plan provided is for representation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



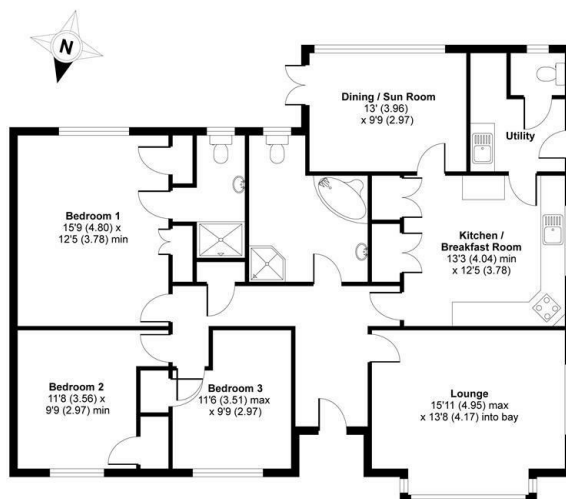
purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

PMA Reference
2706925125

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Curlews Meadow St. Harmon

APPROX. GROSS INTERNAL FLOOR AREA 1397 SQFT / 130 SQM



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