



## Llwynygog, Carno, Nr Caersws, Powys, SY17 5JY

Well presented THREE BEDROOM, TWO BATHROOM detached country bungalow with garage, decorated to a high standard. There are delightful gardens surrounding the property that extend to approximately 1/3 of an acre. There are far-reaching views of the mid Wales countryside from all windows and viewing is highly recommended.

- \* Entrance Hall
- \* Cloakroom/Shower Room
- \* Lounge
- \* Dining Room
- \* Kitchen
- \* Utility Room
- \* Three bedrooms
- \* Bathroom
- \* Storage Room / Potential Study Area
- \* Bathroom
- \* LPG Central Heating
- \* uPVC Double Glazing
- \* EPC Rating F / EER 28
- \* The property is of non-standard construction, being of a 'Lilleshall' construction type

**£295,000 Price  
Freehold**

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## ACCOMMODATION comprises

### Covered Entrance

Half-glazed entrance door with glazed side panel opening in to the:

### Entrance Hall

Coved ceiling, fitted carpet, radiator.

### Cloakroom / Shower Room

Coved ceiling. Dual flush wc suite. Vanity unit with wash hand basin set in to cupboard below and with mirrored cabinet above.

Walk-in shower cubicle with thermostatic shower, wall panelling and shower rail with curtain.

Tile-effect vinyl floor. Radiator. Obscure window to side.

### Lounge

Coved ceiling, fitted carpet, radiator.

Window to front with delightful rural views.

Open-to

### Dining Room

Coved ceiling, fitted carpet, radiator. Patio door with sliding panel to a part-decked / paved patio area which is enclosed behind a wicket fence but which opens up to the

large lawns behind.

Glazed inner door to:

### Kitchen

Coved ceiling. Excellent range of base, wall, glass display and open shelving units with worktops and tiled splashbacks over.

Inlaid ceramic hob, single electric oven and integrated extractor fan. Integrated fridge. Inlaid single drainer sink with mixer tap.

Spotlighting. Radiator. Floorboard-effect vinyl floor.

Window overlooking the rear garden.

### Rear Entrance Hall / Utility Room

Coved ceiling, radiator, vinyl floor.

Space for white goods and plumbing for washing machine. Part tiled walls.

Half-glazed outer door to rear.

### Inner Hallway

Coved ceiling, fitted carpet, radiator. Access hatch to roof space.

Door to Airing Cupboard housing the recently

installed LPG boiler and water pump.

A further Storage Cupboard has batten shelving and a large walk-in Storage Room with fitted carpet, shelving and light has the potential to be re-purposed as a home study area.

### Bedroom 1

Coved ceiling, fitted carpet, radiator. Built-in wardrobe.

Window to front with super views.

### Bedroom 2

Coved ceiling, fitted carpet, radiator. Built-in wardrobe with hanging rail and shelf.

Large window to rear with lovely views over the garden.

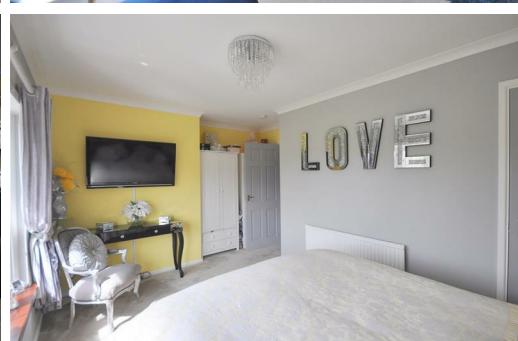
### Bedroom 3

Coved ceiling, fitted carpet, radiator.

Large window to rear.

### Bathroom

Coved ceiling, fitted carpet, radiator. Wc suite, pedestal wash hand basin, panelled bath with twin handgrips. Mirrored wall cabinet.



Fully tiled walls. Floorboard-effect vinyl floor. Obscure window to front.

### Garage

Being of double length, the Garage has a metal up and over door and concrete floor.

### Outside

The detached bungalow is accessed off a council maintained roadway, along a short tarmacadam driveway to a parking and turning area in front of the bungalow and Garage.

Occupying a slightly elevated location, the property enjoys fabulous, far reaching views over the surrounding mid Wales countryside

The large gardens and grounds extend to nearly 1/3 of an acre and surround the property. They comprise well maintained lawns, well-stocked flower beds and borders and with many attractive specimen trees and shrubs.

### Local Area

The property is located a few minutes drive from the popular village of Carno in Powys. There is a primary school, village hall with children's play area and recreation field. The village is served by a church, two public houses and an excellent village shop.

Caersws, some five miles to the east, is serviced by a primary school, shop, post office, butchers, garage/filling station and two public houses. It has excellent transport links by road, by bus and by train with a station on the Heart of Wales railway line offering easy connections to Aberystwyth, Shrewsbury and Birmingham which offer further connections to London and beyond.

Further shopping, leisure and recreational facilities are located in Newtown, some ten miles from Carno, which provides excellent shopping facilities as well as a cottage hospital, primary and secondary schools, leisure centre with gym and swimming pool, doctor's surgery and dental practice as well as another train station.

The beautiful West Wales coastal village of Aberdyfi is just a forty minute drive.

### Services

Mains electricity. Private water (well). Private drainage. LPG Central Heating.

### Viewing Arrangements

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

### Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

### Council Tax

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

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

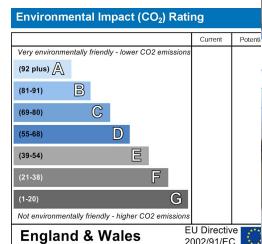
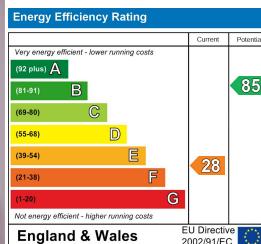
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Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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Clare Evans & Co's complaints procedure is also available on request.

### PMA Reference

1706925423



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