Clare
Evans & Co

Estate & Letting Agents, Auctioneers



The Manse Pant-Y-Dwr, Nr Rhayader, Powys, LD6 5LW

Detached THREE BEDROOM, THREE RECEPTION detached cottage with integral garage, off-road parking. The attractive period property has some character features as well as a pleasant enclosed front garden laid mainly to lawn with garden shed and lovely sitting areas in a pleasant village location adjoining open countryside.

* Entrance Hallway * Sitting Room * Lounge * Dining Room * Kitchen * Rear Entrance Hall * Utility Room * WC *
*Three Double Bedrooms * Bathroom * Integral Garage * EPC Rating E *

£225,000 Price
Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
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ACCOMMODATION comprises:

Obscure glazed uPVC door to:

Entrance Hallway

Fitted carpet; radiator.

Doors leading to:

Sitting Room

3.11m x 3.08m (10'2" x 10'1")

Fitted carpet; radiator; fireplace with tiled hearth and surround; window to front and window to side.

Lounge

3.48m x 3.48m (11'5" x 11'5")

Fitted carpet; radiator; working open fireplace with tiled hearth and surround. Window to side.

Dining Room

3.48m x 2.20m (11'5" x 7'2")

Fitted carpet; window to rear; radiator. Door to:

Kitchen

Range of base and wall units with built-under electric oven with grill, inlaid single drainer sink, space under worktops for fridge. Shelving, radiator; quarry tiled floor. Under-stairs pantry with shelving. Oil boiler.

Window to rear with pleasant views.

Rear Entrance Hall

2.83m x 2.66m (9'3" x 8'8")

Tiled floor; radiator. Window and door to front. Door to Utility Room. Internal door to Garage.

Utility Room

1.68m x 2.23m (5'6" x 7'3")

Tiled floor; radiator; worktop with space under for washing machine/tumble dryer/freezer; window to side.

Door to:

Separate WC

1.16m x 2.28m (3'9" x 7'5")

Low level WC suite; wall hung wash hand basin; electric heater; extractor fan. Shelving.

Bedroom 1

4.12m x 3.46m (13'6" x 11'4")

Fitted carpet; radiator; window to front. Dressing room off with window to front.

Bedroom 2

3.12m x 3.11m (10'2" x 10'2")

Fitted carpet; radiator; windows to front and side. Pedestal wash hand basin.

Bedroom 3

3.46m x 2.56m (11'4" x 8'4")

Fitted carpet; radiator; window to rear.

Bathroom

3.08m x 2.22m (10'1" x 7'3")

Low level WC suite; pedestal wash hand basin with mirror and shelving over; panelled bath with mixer tap; enclosed shower unit with shower heater.

Radiator; fitted carpet; window to side. Airing Cupboard.

Separate WC

0.86m x 1.50m (2'9" x 4'11")

Low level WC suite; window to rear; fitted carpet.

Door from Boot Room leads to:

Integral Garage

2.82m x 4.99m (9'3" x 16'4")

Concrete floor with light and power. Shelving units and hanging rails. Up and over vehicular door to front, Door to side.

Services

Mains electricity and water. Oil central heating and hot water. Private drainage.











Local Authority

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

Viewing Arrangements

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

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. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice 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.

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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PMA Reference

2306925617

Broadband Speed

To check the potential broadband speed please consult: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Flood Risk (from NRW)

Flooding from rivers:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses
VERY LOW RISK Risk less than 0.1% chance each year

Local Area

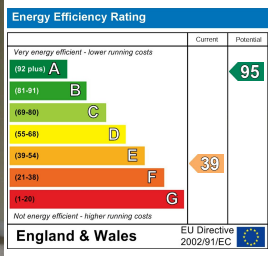
The village of Pantydwr offers splendid scenery, walks and public house. The village is located around 5 miles from the town of Rhayader and 7 miles from Llanidloes. Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley. It has a good range of local facilities 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.

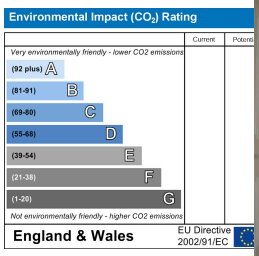
A wider range of facilities including secondary schools is available at Llandrindod Wells (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively. The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to 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.

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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.

Reference

0806925725









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