



The Firs, Nant Glas, Nr Llandrindod Wells, Powys, LD1 6PA

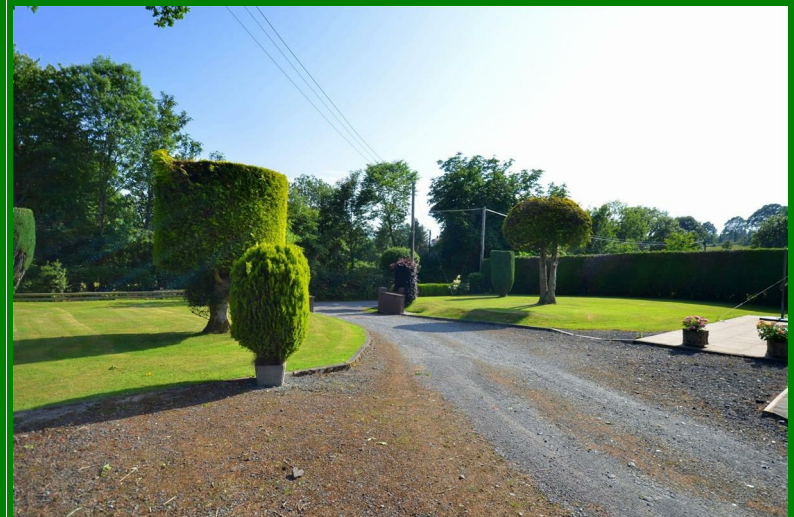
A rare opportunity to acquire a highly desirable and immaculately presented COUNTRY RESIDENCE with versatile, naturally watered pastureland in all extending to approximately 15 acres. This comprises a well-laid out THREE DOUBLE BEDROOM detached bungalow set in large landscaped gardens having a large gravelled yard area to the rear, with a 60ft x 40ft steel portal framed building with an inspection pit, an open fronted implement shed and an additional storage shed.

The land is split in to conveniently sized enclosures. There are two stone ruins of previous dwellings within the grounds.

Viewing is highly recommended to appreciate all that this property has to offer!

£675,000 Price
Freehold

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ACCOMMODATION comprises:

Covered Entrance

Quarry tiled floor. Exterior light. UPVC door to:

Reception Hallway

3.94m x 5.27m (12'11" x 17'3")
Floorboard-effect laminate floor. Coved ceiling.
Radiator.

Lounge

4.10m x 5.00m (13'5" x 16'4")
Coved ceiling, fitted carpet, radiator. Stone-faced fireplace with attractive oak panelling on the chimney breast over, currently fitted with a 'Clearview' multi-fuel wood burner, set on a slate hearth. Large window to the front with lovely views over the delightful front garden. Open to:

Dining Room

3.90m x 3.33m (12'9" x 10'11")
Floorboard-effect laminate floor. Recessed lights.
Radiator. Window to side. French doors with glazed side panels open on to the south-facing terrace and to the pleasant lawned garden beyond. Part-glazed door to:

Inner Lobby

1.57m x 1.20m (5'1" x 3'11")
Floorboard-effect laminate floor. Coat hooks.
Recessed light. Access-hatch to roof space. Door to:

Shower Room

1.50m x 1.90m (4'11" x 6'2")
Corner shower cubicle with electric shower heater and glass sliding door. Vanity unit with wash hand basin, mixer tap and with cupboard under. Mirror with fluorescent light and shaver point over. WC suite. Recessed lighting. Exterior fan. Tile-effect floor. Window to side.

Rear Entrance Lobby

1.58m x 1.20m (5'2" x 3'11")
Coat hooks, recessed lighting, terrazzo tiled floor.
Glazed door to rear. Doors to:

Utility Room

1.50m x 1.90m (4'11" x 6'2")
Shelving. Space and plumbing for washing machine, tumble drier and other white goods. Tiled floor and part tiled walls. Window to rear.

Kitchen/Breakfast Room

3.20m x 5.00m (10'5" x 16'4")
Matching contemporary base and wall units with marble worktops and splashbacks over. 1.5 bowl inlaid sink with mixer tap. Built-under double electric oven with grill. Inlaid ceramic hob with chimney style extractor fan over. Eye-level microwave.

Oil-fired 'Rayburn Royal' servicing the domestic central heating and hot water systems. Serving hatch to lounge. Walk-in Larder Cupboard with shelving and space for white goods. Coved ceiling. Recessed lighting. Vinyl floor. Large window overlooking the rear yard area. Part-glazed door to:

Entrance Hallway (as before)

Doors to:

Bedroom 1

4.10m x 3m (13'5" x 9'10")
Fitted bedroom furniture incorporating wardrobes, dressing table, drawers and cupboard. Fitted carpet, radiator, window to front.

Bedroom 2

4.10m x 3.70m (13'5" x 12'1")
Fitted bedroom furniture incorporating wardrobes,

dressing table, drawers and cupboard. Fitted carpet, radiator, window to front and to side.

Bedroom 3

3.16m x 3.00m (10'4" x 9'10")
Built-in wardrobe with louvre doors having hanging rail and shelving. Fitted carpet, radiator, window to rear.

Bathroom

1.90m x 3.70m (6'2" x 12'1")
Large walk-in shower with glass doors and electric shower heater. vanity unit with mixer tap and cupboards under. Dual flush WC suite. Fitted cupboards housing hot water cylinder and providing storage space. Majority tiled walls. Chrome towel radiator. Vinyl floor. Recessed lighting and extractor fan. Access-hatch to roof space.

Situation

The property is approached through metal entrance gates from the council maintained roadway that passes through the village of Nantglas.

LAND

Along with the bungalow and versatile steel portal framed building, this property has approximately 15 ACRES of land

The fields are currently laid to permanent pasture and comprise gently sloping parcels, all except two of which are naturally watered.

The land is accessed from two locations - from the rear of the property, and via a single track lane off the council maintained highway that passes through the hamlet of Nantglas.

The holding would be ideal as pony pasture, with the



steel framed building idea for conversion in to American-barn style stabling, and it would offer a good base for accessing the fabulous outlying that the area is famous for.

The south facing aspect of the ground and the lovely views that it commands may also make it suitable for other leisure and amenity uses, subject to gaining any necessary planning consents.

OUTBUILDINGS

There are several useful outbuildings on the land, as follows:

Portal Steel Framed Shed/Wokshop

60m x 40m (196'10" x 131'2")

60m x 40m portal steel framed shed with large sliding door. Internally there is an inspection pit, part stone/part gravel flooring and a mezzanine floor suitable for additional storage of items. Attached to this building are useful Store Sheds for firewood and so on.

Implement Shed

Offering very useful storage for vehicle, implements and other items is this open fronted shed with box profile roof and sides, and having lap boarding to the rear.

Attached Shed

With two fields adjoining the road passing through the village there is a block built shed with box profile roof, that offers parking opportunities in front of it as it is set back slightly from the access land. This shed adjoins a residential stone house (not included in the sale)

Stone Ruins - Nantglas House and Upper House

Located in the land are the ruins of two previous stone houses - Nantglas House and Upper House. Whilst these

ruins are obviously no longer habitable they have substantial reserves of stone and provide shelter for many fauna of the area.

Services

Mains electricity and water, Private drainage. Solar Panels.

Local Area

This attractive and desirable property is located in a beautiful part of Mid Wales, renowned for its unspoilt countryside, flora and fauna. It lies approximately five miles south of the friendly market town (www.rhayader.co.uk) of Rhayader situated in the beautiful upper Wye Valley.

Rhayader 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 (5 miles), Builth Wells (8 miles) and Llanidloes (19 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 7 miles to the west. The west Wales coast and university town of Aberystwyth is 39 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.

Council Tax

We are advised that the property is in Council Tax Band E. Local Authority is Powys County Council www.powys.gov.uk tel: 01597 826000.

Viewing Arrangements

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

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

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 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. All photographs remain the copyright of Clare Evans & Co.

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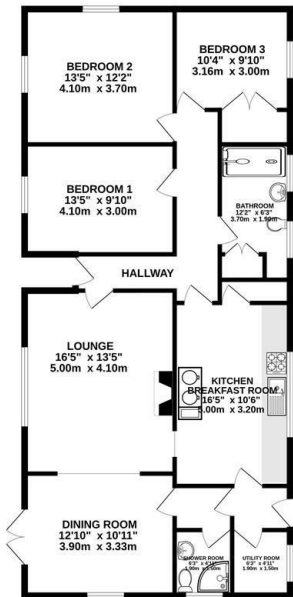


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		100	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



PMA Reference
DRAFT 2806925625

GROUND FLOOR
1230 sq. ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq. ft. (114.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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