



## 11 Bryngwy, Rhayader, Powys, LD6 5BN

Detached TWO DOUBLE BEDROOM bungalow with car port, garage and off road parking in a sought after location convenient to the market town of Rhayader. The property has views over the nearby hills and viewing is highly recommended.

- \* Entrance Hall \* Cloakroom with WC \* Lounge \* Kitchen/Dining Room \* Two Double Bedrooms \* Bathroom \*
- \* uPVC Double Glazing \* Gas Central Heating \* Low maintenance gardens front and rear \*
- \* Summer House \* Garden Shed \* EPC Rating 'D' \*

**£275,000**  
**Freehold**

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





## ACCOMMODATION comprises:

### Covered Entrance

Attractive bricked archway. Half-glazed door with side panel gives access to:

### Entrance Hall

Coved ceiling, fitted carpet, radiator.

### Cloakroom

WC suite, pedestal wash hand basin, majority tiled walls.

Coved ceiling, vinyl floor, fitted carpet.

Coathooks, radiator, window to side.

### Lounge

Brick fireplace with marble hearth and having wood surround currently fitted with a coal-effect mains gas fire.

Coved ceiling, fitted carpet, radiator.

Bay window to front.

### Kitchen/Dining Room

Range of base, wall, glass display and open shelving units with worktops and tiled splashback. Inlaid 4 burner gas hob with integrated extractor fan over.

Eye level double oven with grill. Single drainer sink unit with mixer tap.

Space and plumbing under worktop for washing machine and tumble drier.

Coved ceiling and vinyl floor. Glazed door and window to side giving access to the adjoining car port.

Part tiled walls, radiators, space for white goods.

### Inner Hall

Coved ceiling, access-hatch to roof space, fitted carpet.

Airing Cupboard with hot water cylinder and batten shelving.

### Bedroom 1

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

Window to rear.

### Bedroom 2

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

Window to rear.

### Bathroom

Dual flush wc suite, pedestal wash hand basin, large shower cubicle with glass sliding door and electric shower heater.

Wall mounted fan heater, extractor fan, vinyl floor, radiator.

Obscure window to side.

### Outside

The property is approached from the estate drive. Off road parking is





available for two vehicles on the block paver driveway in front of the car port and the GARAGE beyond.

A block paver drive leads to the front door and via wicket gates at both sides of the bungalow to the rear.

The rear garden is level and laid mainly to lawn with attractive paved terraces, ideal for sitting outside and making the most of the views towards the Gwastodyn Hills. There are flowerbeds and some attractive trees and shrubs.

A garden shed and summer house are included in the sale.

### Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)) situated in the beautiful upper Wye Valley. The town 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. T

he noted Elan Valley ([www.elanvalley.org.uk](http://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, gas, water and drainage.

### Council Tax

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

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

### Viewing Arrangements

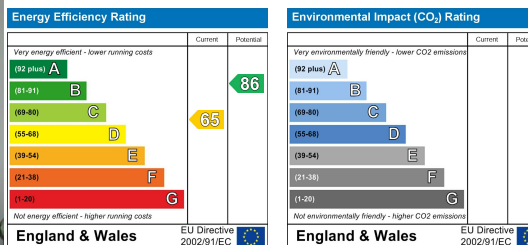
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk).

### 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.

Scheme and therefore adhere to their Code of Practice.

**PMA Reference**  
DRAFT 2506925224

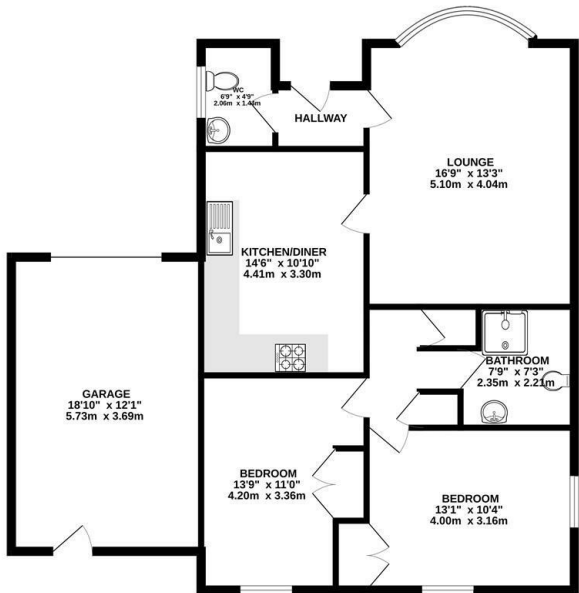
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A copy of the Code of Practice is available in the office and on request.

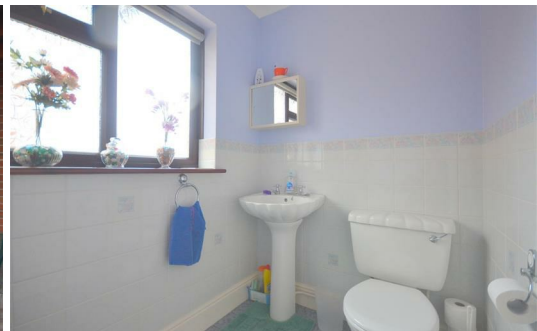
**The Property Ombudsman**  
Clare Evans & Co is a member of The Property Ombudsman Estate Agents

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

GROUND FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for their quantity or efficiency (if given).  
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