



62, Brynheulog, Rhayader, Powys, LD6 5EG

With fabulous south facing views over the town and hills beyond, is this delightful opportunity to acquire a well presented, spacious end-terrace house. This property boasts a welcoming reception hall with cloakroom off, a large kitchen/dining room and a lower lounge with large picture window overlooking the garden. With three well proportioned bedrooms, there is ample space for a growing family or for those seeking a comfortable home office. The end terrace design offers added privacy and a sense of space, while the paved yard is ideal for many uses.

Rhayader is known for its picturesque surroundings and vibrant community, providing a perfect backdrop for this lovely property. With local amenities, schools, and recreational facilities nearby, this home is well-suited for both families and individuals alike.

In summary, this property is a charming end terrace house that combines comfort and convenience in a delightful location. Whether you are looking to settle down or invest, this property is certainly worth considering.

* Gas Central Heating * UPVC Double Glazing * EPC Rating D/62 *

£169,950 Price
Freehold

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



ACCOMMODATION comprises

Reception Hall

Half glazed entrance door and side panel. Floorboard effect laminate floor. Door to good sized Storage Cupboard.

Separate WC

Low level wc suite; wash hand basin, floorboard effect laminate floor; obscure window to rear.

Kitchen/Dining Room

3.8 x 3.5 (12'5" x 11'5")
Excellent range of base and wall units with worktops and tiled splashbacks over and including inlaid sink with mixer tap, built-under single oven, inlaid electric hob with integrated extractor fan over.

Floorboard effect laminate floor; radiator; space and plumbing for washing machine/dishwasher and other white goods. Large window overlooking the paved rear area.

From the Reception Hall, steps lead down to the:

Front Entrance Hall

7.2 x 2.8 (23'7" x 9'2")

Half glazed door to front. Fitted carpet, radiator.

Lounge

4.6 x 3.4 (15'1" x 11'1")

Fitted carpet; radiator. Large picture window overlooking the front garden and with lovely views of the surrounding hills.

Upper Landing

Fitted carpet; door to Storage Cupboard.

Bedroom 1

3.9 x 3.5 (12'9" x 11'5")

Fitted carpet; radiator; window to rear.

Bathroom

2.5 x 1.7 (8'2" x 5'6")

Low level wc suite; wash hand basin; panelled bath with electric shower over. Vinyl floor; radiator; window to rear.

Middle Landing

Fitted carpet; door to Storage Cupboard with batten shelving.

Bedroom 2

3.5 x 3.2 (11'5" x 10'5")

Fitted carpet; radiator; window to front.

Bedroom 3

2.8 x 1.7 (9'2" x 5'6")

Fitted carpet; radiator; window to front.

Outside

To the rear of the property is a large, very useful paved area with retaining wall. To the front of the property there is a lawned area with super views over Rhayader and to the hills beyond.

Unrestricted parking is available nearby.

Local Area

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 (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.

Services

Mains electricity, gas, water and drainage.

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 'C'.

Viewing Arrangements

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

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

Broadband Speed

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

A recent check suggests standard broadband should deliver a maximum download speed of 20mbps and a maximum upload speed of 1mbps.

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. T

he 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 non-refundable cost for a third party check is £36 including VAT.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(82 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		62	(55-68) D	59	
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



The Property Ombudsman

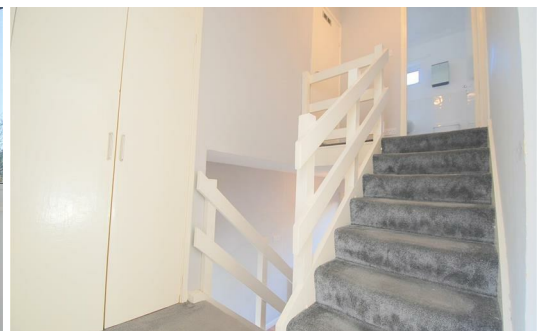
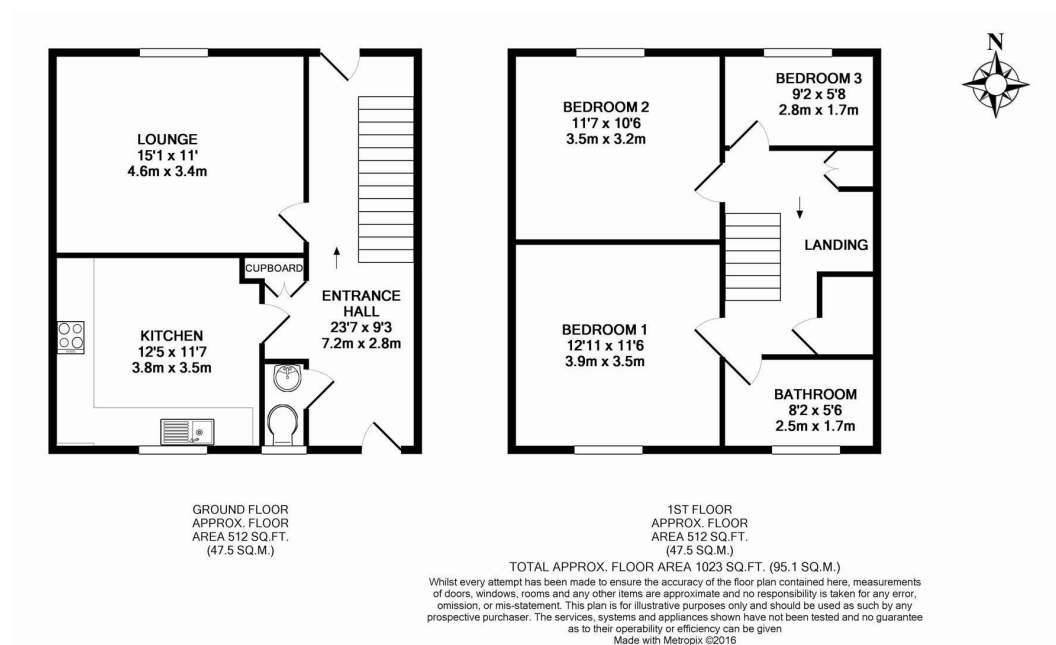
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request.

procedure is also available on request.

DMCCA Reference

2406925726

Clare Evans & Co's complaints



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.