



## 9 Llawrllan, Rhayader, Powys, LD6 5AS

Located in the popular village of Cwmdauddwr, close to the Elan Valley, this family property offers a perfect blend of comfort and function and provides ample space for both relaxation and entertaining.

Refurbished over recent years the property is ideal for family living. There is a large lounge with gas effect wood-burning stove, and the fitted kitchen and dining room serve as the heart of the home. Whether you are hosting friends or enjoying a quiet evening, this space is sure to meet your needs. The bedrooms are good sized, with pleasant views from each.

Outside, the property benefits from a lovely garden, offering a private outdoor space to enjoy the fresh air and beautiful surroundings. This area is perfect for gardening, entertaining, or simply soaking up the sun.

The local area is renowned for stunning countryside, with plenty of opportunities for outdoor activities such as walking, cycling, and exploring the local area. The house presents an excellent opportunity for those seeking a tranquil lifestyle in a vibrant community.

\* Lounge \* Kitchen/Dining Room \* Utility \* Ground Floor WC \* Three Double bedrooms \* Bathroom \*  
\* EPC rating 'C' \* Gas central Heating \* No Onward Chain \*

**£250,000 Price**  
**Freehold**

Rhayader Sales  
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**ACCOMMODATION comprises:**

**Entrance Porch/Sun Room**

Glazed to three sides with tiled roof. Tiled floor.

**Hallway**

Floorboard effect laminate floor. Radiator. Coat hooks.

Doors to:

**Lounge**

Fireplace with cast iron wood burning stove set in to chimney breast and having wood mantel surround.

Floorboard effect laminate floor. Radiator.

Window to the front and French doors lead to the rear garden, both with fitted vertical blinds.

**Kitchen / Dining Room**

**Dining Area**

Floorboard-effect laminate floor. Radiator. Window with fitted vertical blinds to front.

**Kitchen Area**

Good range of matching base, wall and glass display units with worktops and tiled splashbacks over. Inlaid 1.5 bowl single

drainer sink with mixer tap.

Built-under electric oven with gas hob and having integrated extractor fan over. Ceramic floor. Window to rear.

Glazed door to:

**Utility Room**

Floorboard-effect vinyl flooring. Wall mounted gas boiler. Radiator. Shelving.

Window to side and window to rear, both with fitted vertical blinds.

External door gives access to the rear garden,.

**Cloak Room**

Having wc suite and wash hand basin with splashback. Floorboard-effect vinyl floor.

**FIRST FLOOR**

From the Hallway a staircase with fitted carpet rises to the First Floor.

**Landing**

Laminate floor. Window to rear. Doors to:

**Bedroom 1**

Extensive fitted bedroom furniture. Laminate floor. Radiator. Window with fitted vertical blinds to front.

**Bedroom 2**

Built-in Wardrobe/Storage Cupboard. Laminate floor, Radiator. Window with fitted vertical blinds to front.

**Bedroom 3**

Laminate floor, Radiator, Window with fitted vertical blinds to rear.

**Bathroom**

Panelled bath with hand shower attachment. Separate shower with thermostatic sower having rainwater head and hand sower attachment, and glass door.

Pedestal wash hand basin. Chrome towel radiator. Recessed lighting.

Tiled walls and floor. Obscure window to rear.

**Outside**

The property is approached at the front through a wicket fence and a path, flanked by lawns on each side, leads to the front door.

A vehicular driveway and parking space is also available at the side of the property. Access to the rear garden is at the side of the house.



The rear garden is of a good size and is laid mainly to lawn with a wood shed, with compost and storage area behind.

Directly outside the rear of the property is a versatile slabbed area.

### Cwmdauddwr

Cwmdauddwr is a popular picturesque village with a well equipped park on the banks of the River Wye. It has a local public house and a parish church. A short walk to the market town of Rhayader provides all local shopping facilities and leisure facilities. Further information can be found at [www.rhayader.co.uk](http://www.rhayader.co.uk)

### 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.

The 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.

### Viewing Arrangements

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

### Services

Mains electricity, gas, water and drainage.

### Local Authority

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

### Council Tax

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

### Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer

being accepted by the vendor. The 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.

### 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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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.

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**DMCC Reference**  
0606925426

### 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.

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

# Floorplan



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