



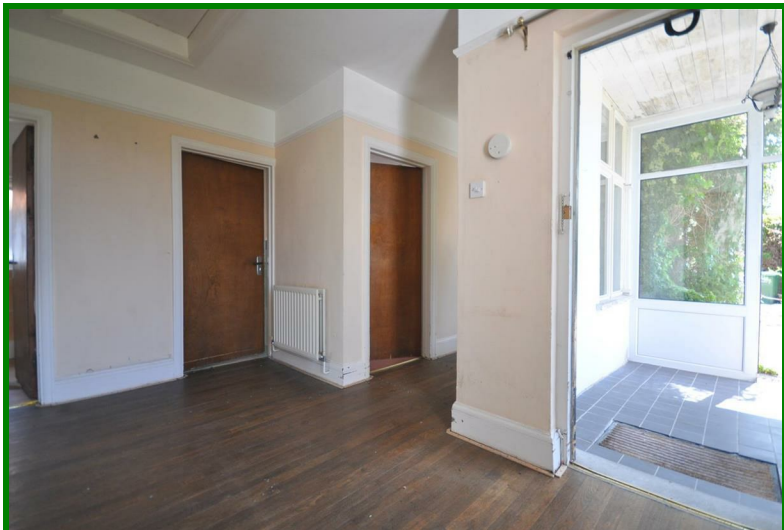
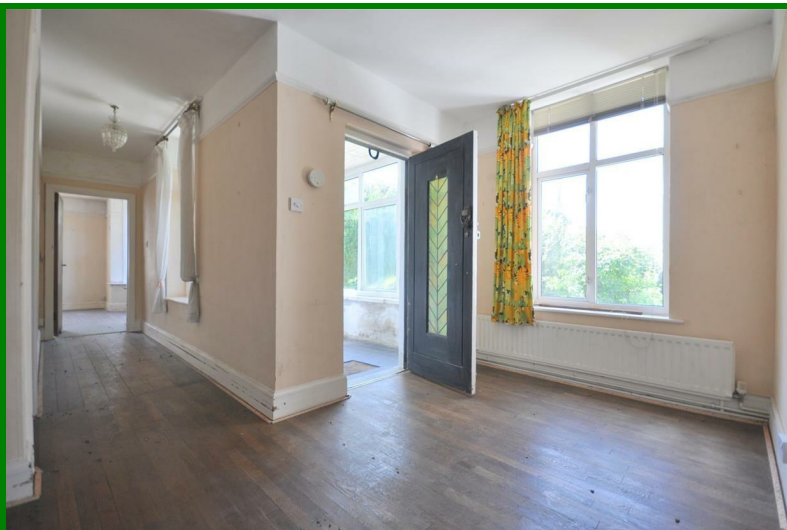
Cornerways, St Harmon Road, Rhayader, Powys, LD6 5LT

Pleasant TWO BEDROOM detached bungalow with lovely south facing gardens located on the northern outskirts of the popular tourist town of Rhayader in Mid Wales. The property does require extensive refurbishment but offers prospective purchasers with the opportunity to acquire a delightful property in a desirable area of Rhayader.

- * Conservatory * Entrance Hall * Lounge * Kitchen/Dining Room * Utility *
- * Two Bedrooms * Shower Room * Separate WC * EPC Rating 'F' *
- * Detached Garage * uPVC Double Glazing * Gas Central Heating *

£275,000 Price
Freehold

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



Conservatory

Glazed to two elevations. Quarry tiled floor. Solid wood door to:

Entrance Hall

Picture rail. Solid wood floor. Two radiators. Window to front. Access-hatch to loft space.

Cloakroom

Wc suite. Part tiled walls. Window to rear.

Shower Room

Shower cubicle with thermostatic shower and sliding door. Vanity unit, radiator

Wall mounted electric convector heater. Part-tiled walls. Window to rear.

Lounge

Attractive brick fireplace with tiled heart currently fitted with coal effect electric fire,

Picture rail. Bay window to front and further windows to either side.

Kitchen/Breakfast Room

Base and wall units with 15 bowl single drainer inlaid sink. Electric cooker point, Wall mounted gas boiler. Radiator.

Built-in painted pint cupboards. Serving-hatch to Lounge.

French doors to side and window to rear.

Utility

Gas cooker point with units to side. Window to front and external door to rear.

Inner Hallway

Window to front.

Doors to:

Bedroom 1

Bay window to front with further window to side and to rear.

WC suite and wall hung wash hand basin (as part of previous ensuite)/

Bedroom 2

Picture rail. Radiator, Window to rear.

Outside

The property is approached off the main highway through double metal gates on to to a tarmacadam parking area in front of a detached Garage (with metal up and over door, concrete floor and with windows to front).

A pathway with ramp extends to the Conservatory door at the front of the property and leads to a small patio area that takes in the



views of the pleasant south facing garden.

The garden is located to the front of the property and comprises a good sized lawned area with mature trees, flowering shrubs and flower beds.

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 'tbc'.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

The popular town 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.

Viewing Arrangements

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

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.

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



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

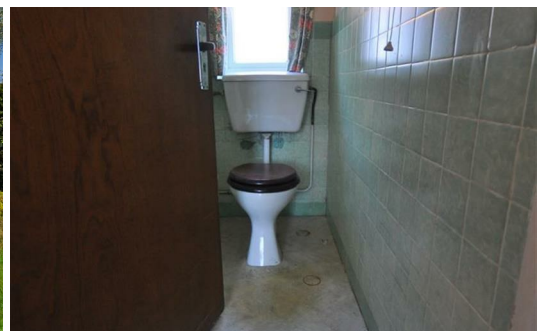
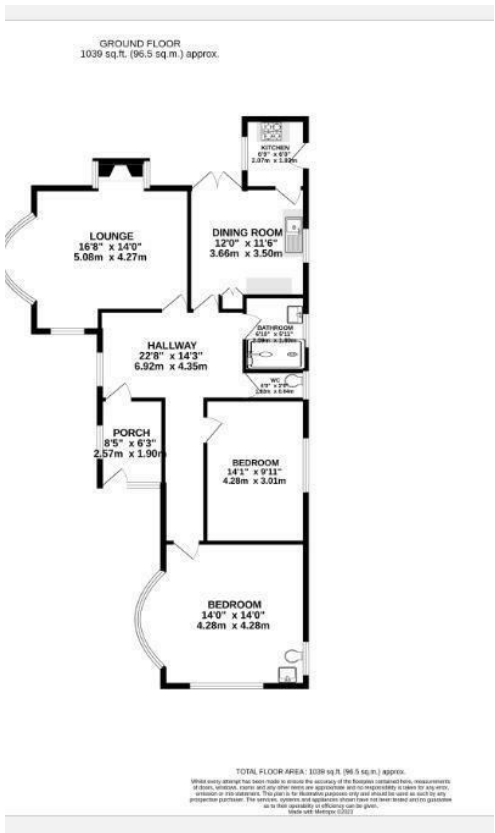
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

PMA Reference
DRAFT 0206925623



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