



14 Bryngwy, Rhayader, Powys, LD6 5BN

Semi-detached TWO BEDROOM bungalow with low maintenance gardens to the front and rear conveniently located a short level walk to the facilities and amenities of the market town of Rhayader. There is a detached garage as well as an additional off-road parking space.

- * Entrance Hall * Lounge * Kitchen/Dining Room * Bathroom * Two Double Bedrooms *
- * UPVC Double Glazing * Gas Central Heating * EPC Rating 'D' *

£229,950 Offers in the region of Freehold

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ACCOMMODATION comprises:

Entrance Hall

Part-glazed external door with fully glazed side panel opens in to the Entrance Hall.

Coved ceiling, fitted carpet, radiator. Two built-in storage cupboards with louvre doors.

Doors to:

Lounge

Feature fireplace with mains gas fire set on a brick style fireplace with wood mantel over.

Coved ceiling, fitted carpet, window to front and window to side.

Kitchen/Dining Room

Excellent range of matching base, wall and corner shelving units with worktops and tiled splashbacks over incorporating an inlaid 1.5 bowl single drainer sink with mixer tap,

Slot-in gas double oven with four

burner hob and integrated extractor fan over. Plumbing for washing machine.

Two built-in cupboards, one used as a pantry cupboard and one housing the mains gas boiler. Coved ceiling, tile-effect vinyl floor, radiator.

Window to side and further window and half-glazed door giving access to the enclosed rear yard area.

Bathroom

Low level wc suits, panelled bath with handgrips and tiled splashback having electric shower heater over.

Pedestal wash hand basin. Airing cupboard with hot water cylinder and batten shelving.

Coved ceiling, vinyl floor, radiator. Obscure window to rear.

Bedroom 1

Coved ceiling. Extensive fitted wardrobes, dressing table and

bedside cabinets.

Fitted carpet, radiator, window to front.

Bedroom 2

Extensive built-in bedroom furniture.

Coved ceiling, fitted carpet, radiator.

Outside

The property is approached over a slabbed pathway that leads to the front door and extends around to the side of the property. A gravelled path also leads to the external door at the rear of the property. The level front and side gardens are laid to lawn. The enclosed rear garden area is paved and has a large green house easily accessed from the bungalow, as well as a wood shed (the vendor will remove the greenhouse if it is not required by the purchaser).

Garage

A short tarmacadam driveway leads to the Garage which has a remote controlled entrance door, concrete



floor and a pedestrian door to the rear garden.

Light and power is connected.

Services

Mains electricity, gas, water and drainage.

Local Area

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

It 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.

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 E.

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.

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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.



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	



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

Viewing Arrangements

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

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.

DMCC Reference
2906925126

Floorplan



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