Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Fronllys, Y Maes, Rhayader, Powys, LD6 5DE

Nestled in the charming town of Rhayader, this delightful period house offers a perfect blend of comfort and convenience. With three capacious reception rooms, and potential for a fourth, this property provides ample space for relaxation, entertaining and family life. The bi-fold doors bring the garden in to the home to provide a contemporary and welcoming environment.

The house boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. The large bathroom is thoughtfully designed, catering to the needs of a busy household while maintaining a sense of tranquillity. The accommodation is complimented by a double garage and off road-road parking for two+ vehicles.

Situated in a picturesque location, this property benefits from the natural beauty of the surrounding area, making it an excellent choice for those who appreciate the outdoors lifestyle. Rhayader is known for its stunning landscapes and rich history, offering a variety of local amenities, shops, and recreational activities.

This exceptionally well presented house is not just a home; it is a lifestyle choice, perfect for families or individuals seeking a vibrant community. With its generous living space and prime location, this property presents an exceptional opportunity for anyone looking to settle in the heart of Wales. Do not miss the chance to make this charming house your new home.

* EPC Rating D * UPVC Double Glazing * Mains Gas Central Heating *

£385,000 Offers in the region of Freehold

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Powys, LD6 5BU
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ACCOMMODATION comprises:

Covered Entrance
Part-glazed entrance door with fan-light over opens in to:

Entrance Hallway
Parquet flooring. Two radiators. Under-stairs storage cupboard.

Cloakroom
Dual flush wc suite, wall hung wash hand basin with mixer tap and tiled splashback. Radiator. Ceramic tiled floor.

Living Room
Bay window to front with lovely views of the Upper Wye Valley, fitted with plantation shutters to the lower half.

Inset mains gas log effect fire with marble hearth and back plate having wood mantel surround. Spacious room with parquet flooring throughout.

Internal single glazed window to hallway. Three radiators. Sash window to the garden.

Half glazed French doors give access to the:

Garden Room / Play Room
Bi-fold doors extend across the front of the south west facing aspect of the house and along with a picture window provides access to the external decking area and garden, with views towards surrounding hills.

Accent lighting in alcove shelving. Laminate floor. Internal door to hallway.

Half-glazed doors with fanlight over opens in to the Kitchen/Dining Room.

Kitchen/Dining Room
Excellent range of high gloss base and wall units with quartz worktops over. Slot-in double oven dual fuel cooker with 6 burner gas hob over. Inlaid charcoal grill.

Inlaid circular sink with mixer tap. Integrated dishwasher. Freestanding fridge freezer. Two radiators. Solid wood flooring.

Two sash windows looking over the garden. Stable door to:

Utility Room
Range of base, wall, and storage cabinets with worktops over. Inalid single drainer sink.

Space and plumbing for washing machine, tumble drier and other white goods.

Wall mounted gas combination boiler. Access-hatch to loft space. Tiled floor, radiator, window to side. Stable door to garden.

Gym/Home Office/Study/Bedroom 4
Accessed from the garden, just along from the Utility Room, is a very versatile self-contained room with worktop and sink, that has recently been used as a home office and gym. It has glazed French doors to the front. Further to gaining the relevant consernts, this may make a very useful Ground Floor Bedroom.

FIRST FLOOR
From the Entrance Hall a balustraded staircase with fitted carpet rises to the First Floor

Galleried Landing
Two radiators, fitted carrpet, access-hatch to loft space. An alcove with window to the garden provides a pleasant seating area.

Master Bedroom
Victorian cast iron fireplace with attractive tiles and painted wood surround.

Fitted carpet, two radiators, two sash windows to front with lovely views of the Upper Wye Valley.

(Please note this this room is very large and could poetntilly be subdivided to provide two bedrooms.)

Bedroom 2
Fitted carpet, radiator, sash window with lovely views. Built-in wardrobe with shelving.











Bedroom 3
Fitted carpet, radiator, sash windows to two aspects with pleasant views of surrounding hills.

Bathroom
Well appointed, spacious bathroom with stone-effect oval shaped bath on a raised plinth. Stone basin with mixer tap set on stone and oak console.

Walk-in shower unit with thermostatic shower and having fully tiled walls and floor. Two radiators, tiled floor, part panelled walls.

Two sash windows.

Situation
The property is conveniently located a short distance from the many town centre facilities and amenities of Rhayader. The front of the property has a level lawn set behind a brick wall with wrought iron railings over.

The largest aspect of the property occupies a superb south-west facing position and makes the most of the views over Rhayader towards the Elan Valley hills and Cambrian Mountains beyond. This garden provides an attractive lawned area with flower beds and borders, interspersed with mature shrubs and specimen trees and includes apple, pear and cherry trees.

There are raised vegetable beds and a greenhouse, ideal for those wishing to grow their own food.

Garage and Parking
The property has two parking spaces which adjoin the double garage located at the rear of the propert, as well as ample additional parking on the lane.

The large double garage has twin remote controlled roller shutter doors. There are two windows to the side, along with a window and glazed pedestrian door to the rear.

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. 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) 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.

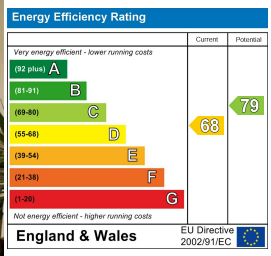
Council Tax
We are advised that the property is in Council Tax Band E.

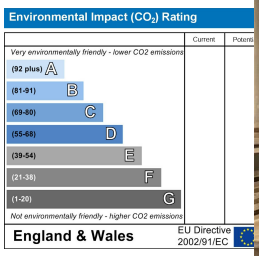
Viewing Arrangements
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

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. Third party verification checks are charged at £36 per applicant.

Important Notice
These particulars are offered on the









understanding that all negotiations are conducted through this company.

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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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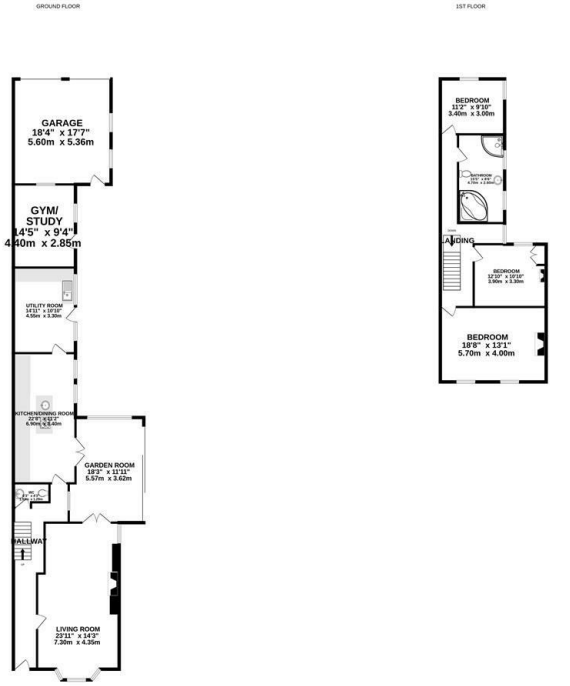
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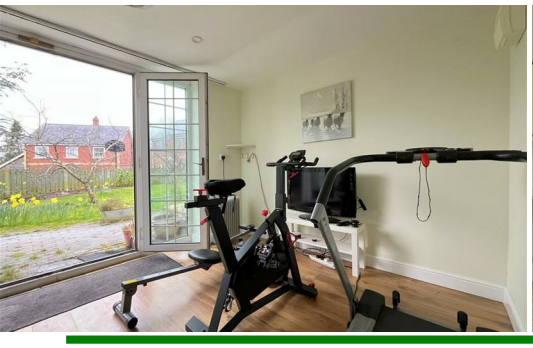
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DMCC Reference

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