



## Southfield, Maes Glas, Caersws, Powys, SY17 5PP

Detached THREE BEDROOM bungalow with an excellent sized, level garden located in a favoured residential area in the popular village of Caersws, some five miles from the larger town of Newtown. The property also benefits from off-road parking and an integral garage.

- \* Entrance Hall \* Lounge \* Dining Room \* Kitchen \* Rear Entrance Hall \* Separate WC \*
- \* Three Bedrooms \* Bathroom \*
- \* uPVC Double Glazing \* Gas Central Heating \* EPC Rating D \*

**£300,000 Asking price**  
**Freehold**

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



## ACCOMMODATION comprises:

### Entrance Porch

Inset porch providing covered entrance. Part-glazed entrance door and glazed side panel.

### Entrance Hall

Built-in airing cupboard with hot water cylinder and batten shelving. Fitted carpet. Radiator.

Access-hatch to loft space.

### Lounge

Feature fireplace currently fitted with inset fire having composite marble hearth and backplate and having wood mantel surround. Shelving in alcove.

Fitted carpet. Radiator. Wall lights and pendant light.

Window to rear and patio door with sliding panel to a paved area at the rear of the bungalow.

### Dining Room

Fitted carpet, radiator, window to front.

### Kitchen

Range of base and wall units with worktops and tiled splashbacks over and incorporating a single drainer inlaid sink, slot-in oven with eye level grill. Space and plumbing under worktop for dishwasher.

Vinyl floor. Radiator. Window to front. Glazed door to Rear Entrance Hall.

### Rear Entrance Hall

Coat hooks. Vinyl floor. Radiator.

Half-glazed door to front. Door to Integral Garage.

### Separate WC

WC suite, wash hung wash hand basin, vinyl floor.

Obscure window to rear.

### Bedroom 1

Fitted carpet. Radiator. Double aspect provided by a window to the front and a window to the side.

### Bedroom 2

Built-in bedroom furniture including two wardrobes and dressing table arrangement.

Fitted carpet, radiator, window to side.

### Bedroom 3

Fitted carpet, radiator, window to rear.

### Bathroom

Large walk-in shower cubicle with electric shower heater and folding glass door. Wall hung vanity unit comprising wash hand system with cupboard below, Dual flush WC.

Extractor fan. Recessed lighting. Shaver point.

Majority tiled walls. Radiator. Obscure window to rear.



### Garage

Having metal up and over door and with concrete floor, gas boiler, and pedestrian half-glazed door and window to rear.

Internal door to Rear Entrance Hall.

### Outside

The property is located in a favoured cul-de-sac which is a select development of five detached bungalows a level walk from the centre of the village of Caersws.

The property has an attractive large lawn to the front with some attractive shrubs and bushes. An enclosed rear garden is accessed via wicket gates at either side of the property. There is a paved seating area located at the rear usefully located close to the patio door from the lounge and from the rear door. Off-road parking is available in front of the Garage.

### Services

Mains electricity, gas, water and drainage.

### Viewing Arrangements

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

### Local Area

Caersws is a popular village and community which lies in the heart of the countryside in the county of Powys, Mid Wales. It is served by a primary school, shop, post office, butchers, garage/filling station with supermarket and two public houses. It has excellent transport links by road, by bus and by train with a station on the Heart of Wales railway line offering easy connections to Aberystwyth, Shrewsbury and Birmingham which offer further connections to London and beyond.

Further shopping, leisure and recreational facilities are located in Newtown, some five miles distant,, which provides excellent shopping facilities as well as a cottage hospital, primary and secondary schools, leisure centre with gym and swimming pool, doctor's surgery and dental practice. In addition to its

many attractions, as the largest town in central Wales, Newtown provides the ideal base to explore the surrounding countryside. There are nature reserves, canal paths, the Severn Way and many local walks and cycling routes to enjoy.

### 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



A copy of the Code of Practice is available in the office and on request.

### Council Tax

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

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

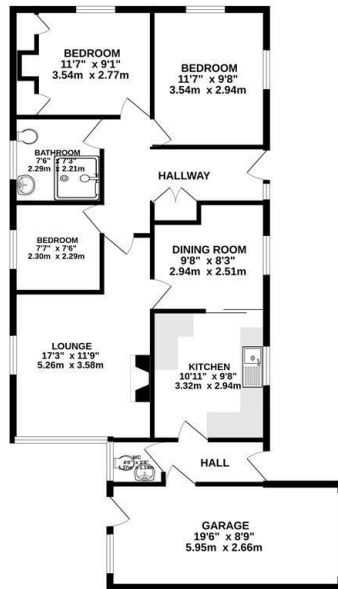
### PMA Reference

DRAFT 2716925123

### Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or condition.  
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