Clare
Evans & Co

Estate & Letting Agents, Auctioneers

3 Nant Rhyd-Hir, Rhayader, Powys, LD6 5DZ

Pleasant TWO DOUBLE BEDROOM property in excellent condition with enclosed south facing garden and having two dedicated parking spaces at the rear. The property has a lovely recently upgraded bathroom and viewing is recommended.

The house is located in a peaceful area on the rural eastern outskirts of the popular market town of Rhayader.

* Entrance Hallway * Lounge * Kitchen * Cloakroom * Two Double Bedrooms * Bathroom *
* Rear Enclosed Garden * Designated Parking for Two Cars *
* UPVC Double Glazing * Gas Central Heating * EPC Rating 'B' *

£182,500 Asking price
Freehold

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

Agents Remarks:

This property offers prospective purchasers with the opportunity to acquire a modern family home in a peaceful, rural, edge of town location.

The house has the added benefits of two dedicated car parking spaces and is a convenient level walk to local town centre facilities and amenities.

ACCOMMODATION:

Entrance Hallway:

Half-glazed outer door, fitted carpet, radiator.

Understairs storage suitable for use as an office/study space..

Cloakroom:

Wall hung wash hand basin with tiled splashback, dual flush WC suite, extractor fan.

Vinyl floor, radiator, shelving.

Window to side,

Lounge:

Coal-effect mains gas fire inset into a composite marble hearth with matching backplate and having painted wood mantel surround.

Radiator, fitted carpet, window to front.

Kitchen/Dining Room:

Excellent range of matching base and wall units with worktops and tiled splashbacks, including single drainer inlaid sink with mixer tap.

Slot-in double electric oven with ceramic hob and integrated extractor fan over.

Space under worktops for washing machine, fridge etc.

Wall mounted gas combination boiler, tile-effect vinyl floor, radiator. Window and half-glazed door to rear.

FIRST FLOOR

from the Entrance Hall, a staircase with fitted carpet rises to the First Floor.

Galleried Landing:

Fitted carpet, radiator, access-hatch to roof space.

Doors to

Bedroom 1:

Built-in wardrobe with hanging rail and shelf over, two windows to front, radiator, fitted carpet.

Bedroom 2:

Built-in wardrobes, radiator, fitted carpet and window to the rear.

Bathroom:

Vanity unit having wash hand basin with mixer tap and cupboard below, dual flush WC suite, panelled bath with handgrips having electric shower heater and glass shower screen.

Towel radiator, extractor fan, vinyl floor.

Mirror with in-built ambient lighting. Obscure window to rear.

Outside:

There is a grassed and gravelled area to the front of the property accessed from the footpath.

To the rear there is an enclosed south facing garden/yard having part-slabbed patio area.

Access via the close boarded fence in the rear garden is to parking spaces.

Services:

Mains electricity, gas, water and drainage. Gas Central Heating.

Council Tax

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

Local Authority:

Powys County Council, Llandrindod Wells
Tel: 01597 823737

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 in working order.

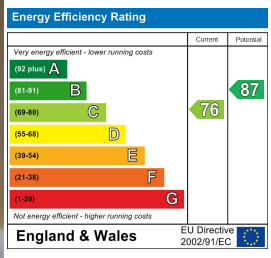
Directions:

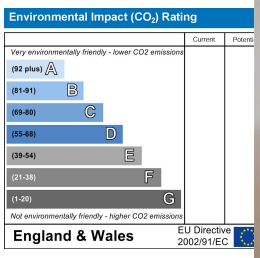
From the Town Clock in the centre of Rhayader take the A44 (East Street) and just before you leave the town take the left turn signposted Abbeycwmhir.

No 3 Nant Rhydhir is on the right hand side. Our property board is erected.

Viewing Arrangements

Viewings are strictly through the





Sole Agents, Clare Evans & Co tel 01597 810457
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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. Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

DRAFT 0406925125

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