



The Ashby, 1 Greenway Close, Crossgates, Llandrindod Wells, Powys, LD1 6SA

Occupying a prime position on a large corner plot and having super south facing views is this THREE BEDROOM detached executive property with off-road parking and integral garage. Located in the popular village of Crossgates, some three miles from the Victorian Spa Town of Llandrindod Wells, viewing is highly recommended.

- * Entrance Hall * Kitchen * Rear Entrance Lobby * Cloakroom * Lounge/Dining Room *
- * Three Bedrooms * Bathroom * Part uPVC Double Glazing * Electric Heating *
- * EPC Rating E/EER 51 *

£250,000 Price
Freehold

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ACCOMMODATION comprises
Covered Entrance

Having brick pillar, outside light and part-glazed entrance door.

Entrance Hall

Fitted carpet, night storage heater, understairs storage cupboard.

Cloakroom

WC suite, pedestal wash hand basin with tiled splashback, fitted carpet.

Obscure window to side.

Lounge / Dining Room

Delightful 'L' shaped room with windows to front and to side letting in much light and providing lovely views of the neighbouring countryside.

Dado rail, fitted carpet.

The Lounge Area has a red brick fireplace with open firegrate having a tiled hearth and wood mantel shelf over, currently fitted with an electric fire.

Two night storage heaters.

An open archway leads to the Dining Area which has a patio door with sliding panel that gives access to the patio area, ideal for al fresco dining, and to the garden.

Kitchen

Range of matching base and wall units with worktops and tiled splashbacks over incorporating a 1.5 bowl inlaid sink with mixer tap.

Built-under electric oven with inlaid hob and integrated extractor fan over.

Integrated dishwasher and undercounter fridge.

Coved ceiling, Window to side.

Archway to:

Side Entrance Hall

Tiled floor. Night storage heater, Half-glazed stable door to side.

Window to side and to rear.

Internal door to Garage.

FIRST FLOOR

From the Entrance Hall a balustraded

staircase with fitted carpet and handrail rises to the First Floor.

Galleried Landing

Fitted carpet. Window to side.

Airing Cupboard with hot water cylinder and batten shelving.

Bedroom 1 (ensuite)

Fitted carpet, night storage heater, window to side.

Ensuite Shower Room

WC suite, pedestal wash hand basin with mirror, fluorescent light and shaver point over.

Fully tiled and enclosed shower cubicle with electric shower heater and glass sliding door.

Extractor fan. Fitted carpet.

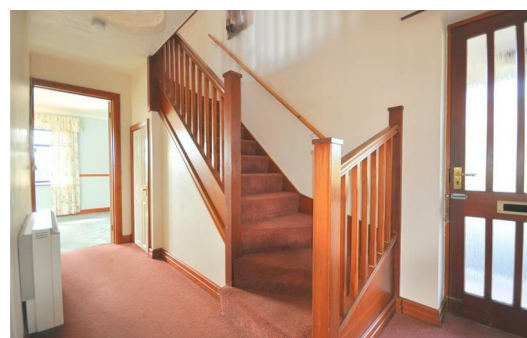
Bedroom 2

Fitted carpet, night storage heater, window to side.

Access-hatch to roof space.

Bedroom 3

Fitted carpet, night storage heater, window to side.



Bathroom

WC suite, pedestal wash hand basin, panelled bath with twin handgrips.

Coved ceiling. Majority tiled walls. Wall mounted electric fan heater.

Fitted carpet, Obscure window to side.

Outside

The property is accessed via a short tarmac driveway from the estate road and there is parking available near the entrance door and in front of the Integral Garage.

Delightful large, but low maintenance, gardens surround the property and are laid mainly to lawn with some mature shrubs and specimen trees.

The property has good boundaries and commands views of the neighbouring countryside from the south facing front garden.

Garage

With concrete floor and metal up and over door.

Wall cabinets. Window to side. Access-hatch to roof space.

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

Local Area

The property enjoys a prominent, south facing, location the village of Crossgates, which has an approximate population of 400. Crossgates has a well regarded primary school and busy community centre. It has a filling station, shop (including off licence) and cafe and the nearest railway station (Penybont) on the Heart of Wales line is half a mile distant.

Crossgates is located three miles northeast of the Victorian Spa and County Town of Powys - Llandrindod Wells - which has a wide range of facilities and amenities including a secondary school, supermarket, doctor's surgery and pharmacy, butchers, leisure centre, hospital and eighteen hole golf course (www.llandrindod.co.uk).

The popular tourist and market town of Rhayader is eight miles distant. Rhayader (www.rhayader.co.uk) is situated in the beautiful upper Wye Valley 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.

Viewing Arrangements

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

Services

Mains electricity, 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 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, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(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			79
(61-81) B			
(49-60) C			
(35-48) D			
(23-44) E			
(11-34) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

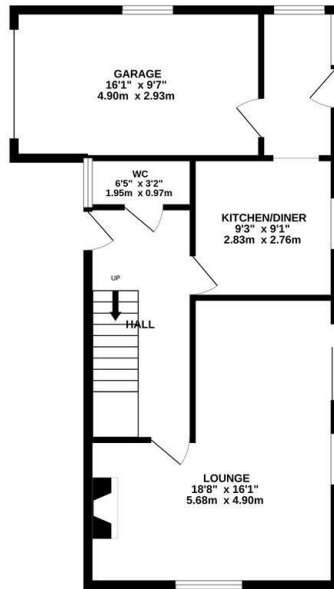
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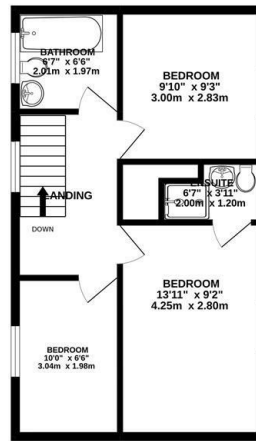
PMA Reference

DRAFT 2106925922

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.
Without every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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