




6, Maesawelon, Caersws, Montgomeryshire, SY17 5HG

UNDER OFFER! End of terrace THREE BEDROOM property with pleasant gardens to the front and rear and with off road parking, located in the pleasant village of Caersws with cottage hospital, primary school, post office, shop and railway station on the Heart of Wales line.

- * Entrance Hall * Lounge * Kitchen * Dining Room/Study *
- * Three Bedrooms * Bathroom * Separate WC *
- * Double Glazing * EPC Rating 'E' *

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC 

£159,950 Asking price

Freehold

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



ACCOMMODATION comprises

Entrance Hall

Fitted carpet, radiator. Doors to:

Lounge

Stone fireplace currently fitted with a wood burning stove set on a slate hearth. Fitted carpet, two radiators, double aspect provided by window to front and window to rear.

5.7 x 3.1 (18'8" x 10'2")

Kitchen

Excellent range of matching base, wall and glass display kitchen cabinets with worktops and tiled splashbacks over and incorporating one and a half bowl inlaid sink, electric cooker point and plumbing for washing machine and dishwasher. Radiator. Pine clad ceiling. Window to rear. Half glazed door to Rear Entrance Lobby.

3.8 x 2.8 (12'5" x 9'2")

Rear Entrance Lobby

Half glazed door to rear. Door to Dining Room/Study.

Dining Room / Study

Coved ceiling, fitted carpet, radiator. Tall windows to front.

2.8 x 2.7 (9'2" x 8'10")

From the Entrance Hall a balustraded staircase with fitted carpet and handrail rises to the First Floor.

FIRST FLOOR

Galleried Landing

Fitted carpet, radiator, storage cupboard. Access-hatch to loft space. Window to front.

Bedroom 1

Fitted carpet, radiator, window to front.

3.1 x 2.8 (10'2" x 9'2")

Bedroom 2

Fitted carpet, built-in wardrobe and cupboard, window to rear.

4.3 x 2.8 (14'1" x 9'2")

Bedroom 3

Fitted carpet, window to front.

2.9 x 2.6 (9'6" x 8'6")

Bathroom

Pedestal wash hand basin, panelled bath with hand/shower mixer attachment over, fully enclosed shower unit with electric shower heater. Fully tiled walls, floorboard effect floor, window to rear.

2.7 x 1.6 (8'10" x 5'2")

Separate WC

Low level wc suite, floorboard effect floor, window to rear.

Outside

The property is approached from the estate drive through double metal gates and along a short driveway at the side of the house which provides off road parking for several vehicles. A wicket gate in the front stone walled boundary gives access to garden which is laid mainly to lawn with well stocked flowerbeds and a path leads to the front door.

The rear garden is a good size and as well as a lawn and flowerbeds there is an area of fruit bushes and trees, a former productive vegetable garden, two wood sheds, coal bunker and a greenhouse, all of which are included in the sale.

Agent's Remarks

This excellent sized property in the popular village of Caersws with public houses, filling station, shop and post office, school and railway station has good sized gardens and ample off road parking and would make a delightful family home, Viewing is recommended to appreciate all the property has to offer.

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 and two oouboic 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.

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 'C'.

Services

Mains electricity, water and drainage

Viewing Arrangements

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

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.

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PMA Reference

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