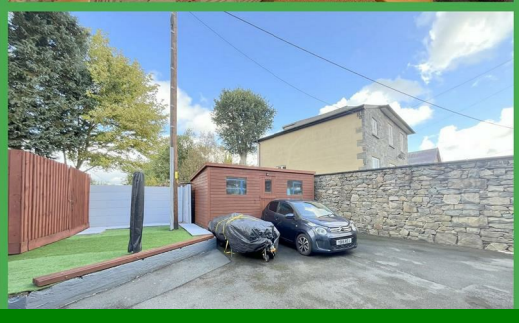
Clare
Evans & Co

Estate & Letting Agents, Auctioneers





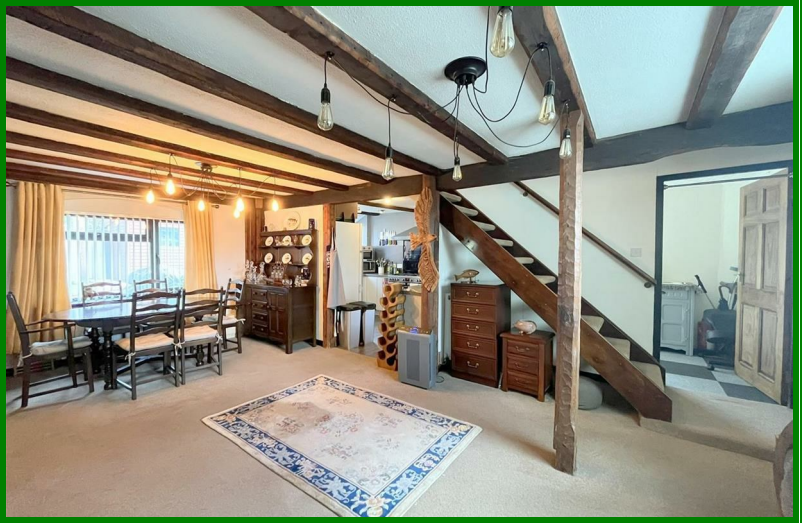
Courtyard Cottage, South Street, Rhayader, Powys, LD6 5BH

A period four bedroomed property with character having rear yard and off-road parking conveniently located a short level walk from town centre facilities and amenities. The property retains character on the ground floor in particular where there is a welcoming fireplace currently fitted with wood burning stove and with exposed stonework behind. There are exposed beams and joists throughout the whole ground floor - which extend across the open-plan lounge/dining froom and kitchen. The property benefits from triple glazed windows to the front and double glazed windows to the side and rear that are 'tinted' for energy saving purposes.

* Reception Hall * Open-Plan Lounge/Dining Room * Kitchen * Utility * Separate WC * Four Bedrooms * Bathroom * Accessible Loft Space * Off Road Parking * Council Tax Band 'C' * EPC Rating C69 *

£235,000 Offers in the region of Freehold

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









Entrance Porch / Utility
Solid entrance door. Part painted pine wainscoting. Worktop with drawer unit, washing machine and space for other white goods under.

Linoleum floor. Window to rear.

Ground Floor Cloakroom
Dual flush wc suite; wall hung wash hand basin with tiled splashback over, linoleum floor.

Open-plan Lounge/Dining Room
Spacious and versatile multi-use room with two windows to the front and one window to the rear.

Attractive exposed stone work currently fitted with a wood burning stove set on a tiled hearth.

Fitted carpet. Exposed ceiling joists and beams give a lot of warmth and charater.

Kitchen
Range of contemporary base units with worktops and splashbacks over incorporating a single drainer inlaid sink.

Slot-in dual fuel range style cooker with two ovens, grill and a warming drawer, and having a five burner gas hob with chimney-style extractor fan over.

Larder unit, space for fridge freezer.

Recessed lighting, laminate flooring, window to rear.

Study
Fitted carpet. Glazed upvc door to the side of the property.

FIRST FLOOR
From the Lounge an open tread staircase with fitted carpet and handrail rises to the First Floor.

Landing
Fitted carpet. Window to side. Airing Cupboard. Storage Cupboard. Doors to all bedrooms and bathroom.

Access hatch with fitted ladder to LOFT SPACE which is insulated and partly boarded with window to side elevation and roof window to rear.

Bedroom 1
Fitted carpet. Window to front.

Bedroom 2
Fitted carpet, Window to rear.

Part-glazed door to walk-in wardrobe/storage room.

Bedroom 3
Fitted carpet, window to front.

Bedroom 4
Fitted carpet, window to front.

Bathroom
Enclosed shower cubicle with rainwater head and hand/shower attachment, having curved glass sliding doors.

Dual flush wc suite. Pedestal wash hand basin with mixer tap. Linoleun flooring.

Extractor fan, part-tiled walls. Obscure window to rear.

Outside
The property is approached off South Street (A470) and two sets of wooden gates (if required) to a tarmacadam area at the rear of the property which offers hardstanding for sitting and eating outside and for parking for a number of vehicles.

A good sized wood shed and saller garden shed are also included in the sale.

Please Note: There is a vehicular right of way across to rear of Llys Hyfryd in favour of the neighbouring property. There is a wayleave agreement for access to a National Grid asset.

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.

It 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. T

he 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 C.

Viewing Arrangements

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

Broadband Speed

To check the potential broadband speed please consult: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker. T A recent check suggests standard broadband should deliver a maximum download speed of 20mbps and a maximum upload speed of 1mbps.

Flood Risk (from NRW)

Flooding from rivers:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses
VERY LOW RISK Risk less than 0.1% chance each year

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 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.

All photographs remain the copyright of Clare Evans & Co.

PLEASE NOTE

There is a prviate right of way across the rear yard in favour of the adjacent property.

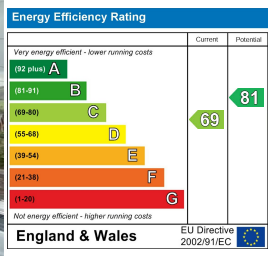
The cottage is located in Rhayader's Conservation Area.

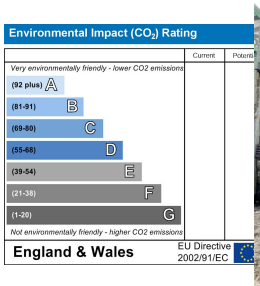
The Property Ombudsman

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.

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. The non-refundable cost for a third party check is £36 including VAT.

DMCC Reference

2006925926







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