



## 86 Brynheulog, Rhayader, Powys, LD6 5EG

Pleasant two bedroom mid-terrace property located a short walk from town centre amenities and facilities in the market and tourist town of Rhayader.

The property occupies a slightly elevated location and has super views of the Gwastedyn Hill and mid Wales countryside. There is a pleasant garden to the front and rear.

The property would benefit from some cosmetic improvement and is an ideal prospect for applicants, especially for first time buyers and landlords/investors.

- \* Entrance Porch \* Entrance Hall \* Lounge \* Dining Room \* Kitchen \*
- \* Two Bedrooms \* Bathroom \* uPVC Double Glazing \* Gas Central Heating \*
- \* Energy Rating 'tbc' \* No Onward Chain \*

**£129,950 Price**  
**Freehold**

Rhayader Sales  
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Powys, LD6 5BU  
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## ACCOMMODATION comprises

### Porch

### Entrance Hallway

Floorboard-effect laminate floor. Radiator.

Door to Lounge and to Kitchen/Dining Room.

### Lounge

Electric fire set on hearth with shelf over. Fitted carpet, radiator.

Window to front with super views over distant hills.

Double doors to:

### Dining Room

Floorboard-effect laminate floor. Radiator. Window to rear.

Door to built-in understairs Storage Cupboard.

### Kitchen

Range of matching base and wall units with worktops and tiled splashbacks.

Single drainer inlaid sink with mixer tap; freestanding electric double oven, slot-in washing machine.

Door to Entrance Hallway and half-glazed outer door and window to rear.

### FIRST FLOOR

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

### Landing

Fitted carpet.

Door to Storage Cupboard housing the mains gas combination boiler.

### Bedroom 1

Fitted carpet. Two radiators.

Built-in walk-in wardrobe with

hanging rail and shelving.

Two windows with lovely views over Rhayader.

### Bedroom 2

Floorboard-effect laminate floor, radiator, window to rear.

Built-in Storage Cupboard.

Access-hatch to roof space.

### Bathroom

WC suite, pedestal wash hand basin, panelled bath with electric shower over.

Part tiled walls. Radiator. Window to rear.

### Outside

The property has an open garden area to the front.

At the rear there is a good sized crazy paved patio area with a good sized garden laid mainly to lawn behind.



A slabbed pathway leads to a wicket gate in the rear boundary that provides additional access to the property.

### Services

Mains electricity, gas, water and drainage.

### Council Tax

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

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

### 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

Rhayader is a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)) 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.

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](http://www.elanvalley.org.uk)) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west.

The 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.

### 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.

### 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



such by prospective purchasers.

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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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**PMA Reference**



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