



Toliba Hazelmere Estate, Rhayader, Powys, LD6 5LS

Detached THREE BEDROOM, TWO RECEPTION bungalow in on a peaceful residential estate in the popular market town of Rhayader. Located at the end of a cul-de-sac the property the property enjoys views of the surrounding hills and is a short walk from town centre amenities and primary school.

* Entrance Hall * Lounge * Dining Room * Kitchen * Inner Hallway * Three Double Bedrooms *
* Bathroom * Gas Central Heating * EPC Rating D/63' *

£235,000 Offers in the region of

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



ACCOMMODATION comprises:

uPVC entrance door with glazed side panel opens in to the:

Entrance Hall

Fitted carpet, radiator. Doors to:

Lounge:

Tiled fire surround and hearth with open fire-grate.

Fitted carpet, radiator, Window to front.

Inner door and glazed panels open in to the:

Dining Room

Fitted carpet, radiator, window to front.

Inner door to :

Kitchen

Range of matching base and wall units with worktops and splashbacks over. Inlaid single drainer sink with

mixer tap. Space for slot-in cooker with integrated extractor fan over. Fridge freezer. Floorboard-effect floor.

Window and door to side.

Inner Hall

Fitted carpet. Airing Cupboard with jacketed hot water cylinder having batten shelving over.

Doors to:

Bedroom 1

Fitted carpet, radiator, window to rear overlooking the garden.

Bedroom 2

Fitted carpet, radiator, window to rear.

Bedroom 3

Fitted carpet, radiator, window to side.

Bathroom

Large walk-in shower with electric shower heater and glass sliding doors.

Pedestal wash hand basin and WC suite.

Radiator, extractor fan, floorboard effect floor.

Obscure window to side.

Outside

The property is approached from the estate drive over a short tarmac driveway to a parking space in front of the single garage (concrete floor, up and over door).

There is a pathways to the front door located on the right hand side of the bungalow as you look at it from the driveway. There is a useful part concrete area between the garage, the kitchen door and along the side of the bungalow and which leads to the garden at the rear.

The rear garden is laid mainly to lawn with some slabbed areas where previous garden sheds/greenhouses were located. There are lovely views



towards the Gwastedyn hills and other features of the Cambrian Mountains.

Services

Mains electricity, gas, 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 D.

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.

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.

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. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

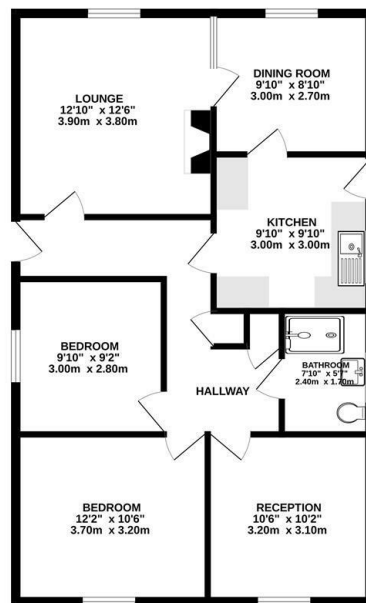
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Clare Evans & Co's complaints procedure is also available on request.

DMCC Reference
DRAFT 0316925025

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.
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