Clare
Evans & Co

Estate & Letting Agents, Auctioneers

Coed Gan, 32 Maesmawr, Rhayader, Powys, LD6 5PL

FOUR BEDROOM property with open-plan kitchen/dining room, two bedrooms, utility and shower room on the ground floor, with a large lounge and balcony taking advantageous of the stunning views of the mid Wales countryside on the first floor. An additional two bedrooms and a large bathroom complete the accommodation. Low maintenance gardens and integral garage.

* UPVC Double Glazing * EPC Rating D/63 * Gas Central Heating *
* NO ONWARD CHAIN *

£220,000 Offers in excess of Freehold

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ACCOMMODATION comprises:

Entrance Lobby
Half-glazed entrance door. UPVC window to front. Radiator. Ceramic tiled floor.

Open to:

Kithen/Dining Room
Lovely open-plan room with ceramic tiled floor throughout and large picture window over the front garden.

The fitted kitchen area comprises matching base and wall units with worktops and tiled splashbacks over and including a matching breakfast bar/peninsula style arrangement. Inlaid gas burner hob with chimney style extractor fan over. Eye-level double oven with grill. Inlaid single drainer sink with mixer tap.

Radiator with cover. Glazed door to:

Rear Hallway
Ceramic tiled floor, radiator, coat hooks. Inner door to Integral Garage.

Doors to:

Ground Floor Shower Room
Vanity unit with wash hand basin and cupboard under. WC suite. Enclosed and tiled shower cubicle. Tiled floor, radiator, Obscure window to side.

Utility Room
Worktops with base cupboards under along with space and plumbing for washing machine, tumble drier and other white goods. Matching wall cupboards. Wall mounted mains gas boiler. Ceramic tiled floor, radiator, window to side and window and half-glazed external door to the rear garden.

Bedroom 3
Fitted carpet, radiator, window to rear.

Bedroom 4
Fitted carpet, radiator, window to rear.

FIRST FLOOR
From the Entrance Lobby an open-tread staircase with hand rail rises to the First Floor.

Lounge
A fabulous room with triple aspect having large windows and sliding door to the front offering superb views of the stunning mid Wales hills as well as a large window over the rear garden, and a side window looking along the Upper Wye Valley. Accessed through the patio door is a balcony that runs along the south facing side of the house, ideal for watching the glorious sunsets.

Fireplace currently fitted with mains gas fire. Coved ceiling, solid wood floor, two radiators.

Landing
Laminate floor. Built-in Airing Cupboard with radiator and batten shelving. Access-hatch to roof space.

Doors to:

Bedroom 1
Laminate floor, radiator with vertical blinds, radiator. Walk-in wardrobe with shelving and hanging rails.

Bedroom 2
Fitted carpet, radiator, window to rear.

Bedroom 2

Bathroom
Panelled bath, pedestal wash hand basin, wc suite. Corner shower cubicle with thermostatic shower. Fully-tiled walls. Vinyl floor.

Radiator. Obscure window to rear.

Integral Garage
With metal up and over door, concrete floor and shelving. Light and power connected.

Outside
To the front of the property is a laned area with central slabbed path to the front door. A short concrete driveway leads to the single garage and offers off-road parking. A pathway extends to the rear of the property which is level and low maintenance, and provides a slabbed patio area with a lawn with attractive shrubs and flower plants.

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. The town 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.

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

Local Authority
Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Important Notice
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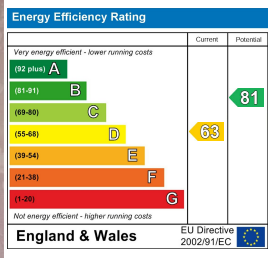

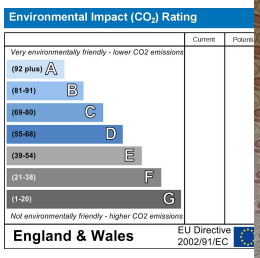

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Viewing Arrangements

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

DMCC Reference

0106925925

Floorplan

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