Clare
Evans & Co

Estate & Letting Agents, Auctioneers

Windermere, 51 Maesmawr, Rhayader, Powys, LD6 5PL

Detached THREE BEDROOM bungalow with garage and good sized level gardens located in a favoured residential area in the popular tourist and market town of Rhayader. The property would benefit from some finishing off to the kitchen area, but offers a very desirable dwelling to prospective purchasers.
Viewings are highly recommended.

* Entrance Hall * Shower Room * Lounge * Inner Hallway * Kitchen/Dining Room *
* Three Double Bedrooms * Bathroom * EPC Rating 'tbc' * Gas Central Heating * UPVC Double Glazing *

£269,950 Price Freehold

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

ACCOMMODATION comprises:

Entrance Hall
Glazed front door and side panel.

Fitted carpet. Radiator. Door to:

Shower Room
Fuilly tiled and enclosed shower cubicle with electric shower heater and glass door. Dual flush wc suite, wash hand basin with mixer tap, having glass shelf and mirror over.

Space and plumbing for washing machine. Radiator. Wall mounted fan heater. Obscure window to rear.

Slate-tiled effect laminate floor. Majority tiled walls

Lounge
4.39m x 4.04m (14'5" x 13'3")
Chimney breast with mains gas coal-effect fire having composite marble hearth and wood mantel surround.

Fitted carpet, radiator, window with fitted vertical blinds to front.

Part-glazed door to:

Inner Hallway
Fitted carpet, radiator, access-hatch to roof-space.

Built-in Cloak Cupboard with shelving.

Built-in Airing Cupboard with hot water cylinder and batten shelving.

Kitchen/Dining Room

Kitchen area:
Oil-fired AGA range with two ovens and two hot plates over. Sink unit and other base and wall units. Slimline dishwasher. Wall mounted Worcester mains gas boiler. Window and glazed pedestrian door to side.

Dining Area:
3.33 x 3.05 (10'11" x 10'0")
Coved ceiling, fitted carpet, radiator. Window to front.

Bedroom 1
3.66 x 3.54 (12'0" x 11'7")
Fitted carpet, radiator, window to rear overlooking the rear garden. Built-in wardrobe with sliding doors.

Bedroom 2
3.66 x 3.56 (12'0" x 11'8")
Coved ceiling, fitted carpet, radiator. Window to rear.

Bedroom 3
3.08 x 3.02 (10'1" x 9'10")
Fitted carpet, radiator, window to side.

Bathroom
Coved ceiling. Panelled bath, low level wc suite, pedestal wash hand basin. Majority tiled walls, vinyl floor, Radiator.

Wall mounted fan heater. Onscure window to side.

Outside
The property is approached via a tarmacadam driveway to the single Garage (5.79m x 2.74m) with metal up and over door, and which has a pedestrian door and window to the rear. A slabbed pathway leads to the front door and onwards to the side entrance through a wooden door.

The front garden is laid to lawn with mature shrubs and it provides lovely views of the hills of the Upper Wye Valley and towards the Elan Valley.

Along one side of the bungalow there is a covered verandah side which provides very useful space for sitting out, dry storage and other activities. The excellent sized rear garden is flat, with secure boundaries and has areas suitable for productive vegetable and fruit growing. A greenhouse and wood shed are included in the sale.

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.

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 E.

Viewing Arrangements

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

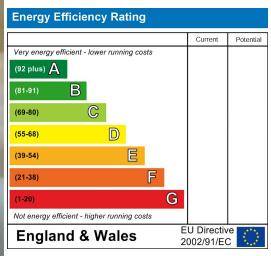
Anti-Money Laundering

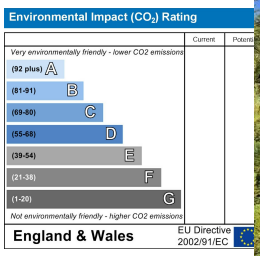
We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill.

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.

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.

DMCC Reference

1106925326

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