



Pax, 8 Cae Capel, Llangurig, Llanidloes, Powys, SY18 6SB

Occupying a fabulous and secluded location with lovely views over the beautiful countryside of the Upper Wye Valley is this FOUR BEDROOM detached country bungalow with integral garage, workshop and three other sheds. The property is surrounded by a large garden with fabulous southfacing terrace, flower beds, mature trees and flower shrubs. The lower garden is a wildlife area and there are mature hedged boundaries all around.

- * Reception Hall * Kitchen/Dining Room * Lounge * Conservatory * Office/Bedroom 4 *
- * Three Further Bedrooms * Two Shower Rooms * Utility Room * Office *
- * Garage * Two Garage Rooms * Further Garage/Sheds * uPVC Double Glazing * EPC Rating 'E' *

£450,000 Price
Freehold

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



ACCOMMODATION comprises:

Half-glazed door and side panel lead in to Entrance Hall.

Reception Hall

Coved ceiling, radiator. Tile effect laminate floor. Recessed lighting. Doors to:

Shower Room

Vanity unit with wash hand basin and mixer tap. Dual flush low level wc suite. Large walk-in shower cubicle with thermostatic shower having rainfall head and hand shower attachment.

Chrome towel radiator. Panelled walls. Tile-effect vinyl floor. Extractor fan. Obscure window to front.

Bedroom 1

Extensive fitted wardrobes. Coved ceiling, fitted carpet, radiator. Window to front overlooking the garden.

Open-plan Kitchen / Dining Room

Kitchen Area: Recently installed excellent range of contemporary base and wall units with worktops over having matching island/breakfast bar arrangement. Inlaid sink with mixer tap, eye level double oven inlaid ceramic hob with extractor fan over. Eye-level microwave. Integrated larder fridge and under counter freezer. Coved ceiling. Tiled floor. Window to front with superb views.

Dining Area: Coved ceiling. Tile effect laminate floor. Radiator. Patio door with sliding panel opening on to the fabulous front terrace.

Lounge

Wood burning stove set on a stone hearth. with wood mantell surround. Coved ceiling, floorboard-effect laminate floor, radiator.

French doors with glazed side panels open in to the Conservatory.

Conservatory

Set on a dwarf block wall and glazed to three elevations with pedestrian door to each side. Fitted vertical blinds. Tile-effect laminate floor. Radiator.

Fabulous far reaching views of the upper Wye Valley.

Bedroom 4/Office/Study

Located off the Kitchen, is this versatile room currently fitted out as a home office but suitable as a fourth bedroom. Coved ceiling, radiator, floorboard-effect laminate floor. Window to rear.

Inner Hallway

Floorboard effect laminate flooring, recessed lighting, doors to:

Bedroom 2

Fitted carpet, radiator, window with fitted vertical blind to rear.

Bedroom 3

Coved ceiling, fitted carpet, radiator, window with fitted vertical blinds to front.

Shower Room

Fully tiled walk-in shower cubicle with electric shower heater. Pedestal wash hand basin. WC suite. Chrome towel radiator. Extractor fan. Floorboard effect vinyl floor. Window to side.

From the Kitchen/Dining Room, a door leads to the:

Utility Room

Single drainer sink with mixer tap and cupboard under. Space and plumbing for washing machine. Floorboard effect laminate floor. Access-hatch to roof space.

Door to Built-in Airing Cupboard with factory insulated hot water cylinder and batten shelving. Further Built-in Cupboard with useful storage.

Door to Covered Passageway, having half glazed doors to the front and rear, between the bungalow and the garage. The passageway gives access to the Integral Garage and Two Further Rooms.

GARAGE

Metal up and over door with concrete floor and shelving.. Light and power connected. Window to side. Door to Garage Room 1.



Garage Room 1

Worktop. Window to side. Light and power connected. Concrete floor Window to side.

Garage Room 2

Worktop, shelving, window to rear.

STORE SHEDS

There is a further detached storage shed at the property with wood doors to the front. A further two wood sheds are also included in the sale.

Outside

The bungalow has beautiful, extensive gardens and grounds that surround the property and from where there are fabulous views across the village of Llangurig and over the glorious countryside of the Upper Wye Valley. The approach to the property is through a wooden gate and along a tarmac drive flanked to the left by a lawn having specimen trees. There is a tarmac parking and turning area in front of the property.

The south facing rear of the property is laid mainly to lawn but there are gravelled areas, flower beds and several mature trees. The lower lawn provides a nature and wildlife area.

Services

Mains electricity, 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 E.

Viewing Arrangements

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

Local Area

The property is ideally located on the rural outskirts of the popular village of Llangurig, on the River Wye, which has a post office, shop, busy community centre, chapel and church. There is a daily regular bus service within Llangurig to main routes of Aberystwyth, Llandrindod Wells and Shrewsbury.

The nearby market town of Llanidloes, some 5 miles distant, is a very popular tourist destination and is renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns. Wider shopping facilities are

available in Newtown some 14 miles north of Llanidloes.

The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The university town and West Wales coast at Aberystwyth is a forty minute drive with the attractive seaside resorts with sandy beaches in Borth and Aberdyfi being 40 minutes and 60 minutes distant respectively.

Broadband Speed

To check the potential broadband speed please consult:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>.

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



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			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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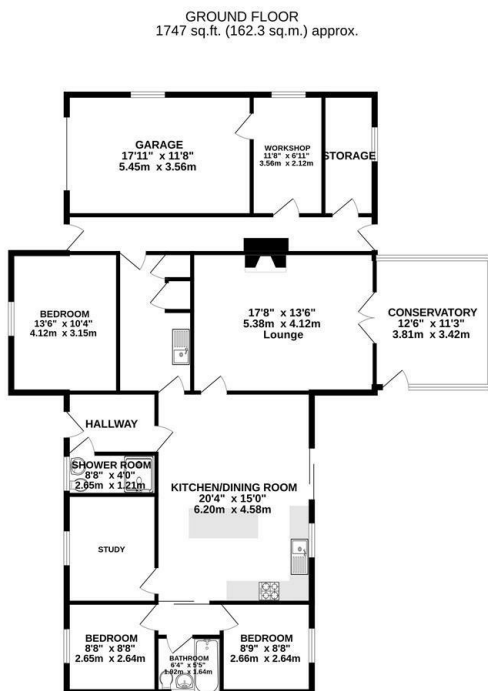
The Property Ombudsman

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.

PMA Reference

0906925725



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 sq.m.) approx.
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