



2 Alma Cottage, East Street, Rhayader, Powys, LD6 5DL

Charming TWO BEDROOM period stone cottage with lovely views and outlook, yet tucked away from the town centre facilities and amenities of the popular tourist and market town of Rhayader.

The cosy property has recently improved and updated. It would suit many potential buyers being close to the vibrant town centre with its independent shops and cafes, and with an easy to maintain garden. It has previously been used as a popular holiday let.

- * Entrance Porch * Open-plan Living Room/Dining Room * Fitted Kitchen *
- * Two Bedrooms * Bathroom * Decked Terrace * Front Garden * EPC rating 'C' *

£140,000 Offers over Freehold

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Entrance Porch

Offering very useful storage for coats and boots.

Part-glazed door lead in to the open-plan Living Room/Dining Room.

Open-plan Living Room/Dining Room:

Living Room Area:
Feature coal-effect fire set on a composite marble hearth and backplate and with wood mantel surround.

Laminate floor, radiator, window to front.

Dining Room Area:

Laminate floor. Understairs storage cupboard.

External door to enclosed small rear yard area.

Door to Kitchen.

Kitchen

Contemporary base and wall units with worktops over and incorporating an inlaid single drainer sink with mixer tap.

Built-under electric single oven with grill and having a four burner inlaid gas hob with stainless steel splashback over.

Space for fridge freezer.

Fluorescent light, laminate flooring, radiator.

FIRST FLOOR

From the Living Room/Dining Room a staircase with fitted carpet rises to the First Floor.

Landing

Fitted carpet. Radiator. Doors to:

Bedroom 1

Extensive built-in wardrobes with hanging rail and shelving.

Two windows to the front aspect have a pleasant outlook over the garden and Gwastedyn Hill in the distance.

Fitted carpet, radiator.

Bedroom 2

Built-in storage cupboards.

Fitted carpet, radiator, window to rear with private outlook.

Bathroom

Pedestal wash hand basin with mirror and shaver point over.

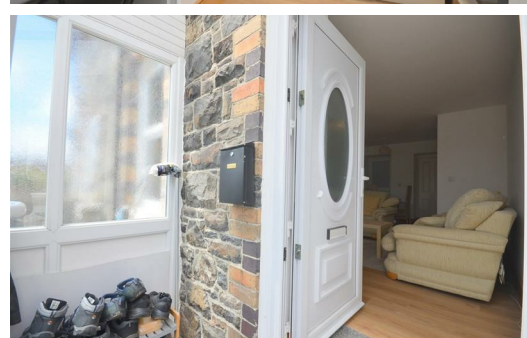
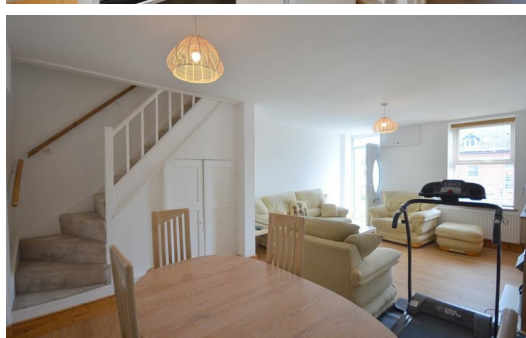
Dual flush low level wc suite.

Panelled bath with thermostatic shower and glass shower screen over.

Vinyl floor. Radiator.

Outside

The property is approached in a quiet location in Rhayader, along a pathway off West Street that leads to



the property. There is a pleasant front garden laid to lawn.

A delightful decked area provides an ideal spot for morning coffee or al-fresco dining and makes the most of the views to the Elan Valley hills in the West.

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 A.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

The popular 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.

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.

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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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The Property Ombudsman

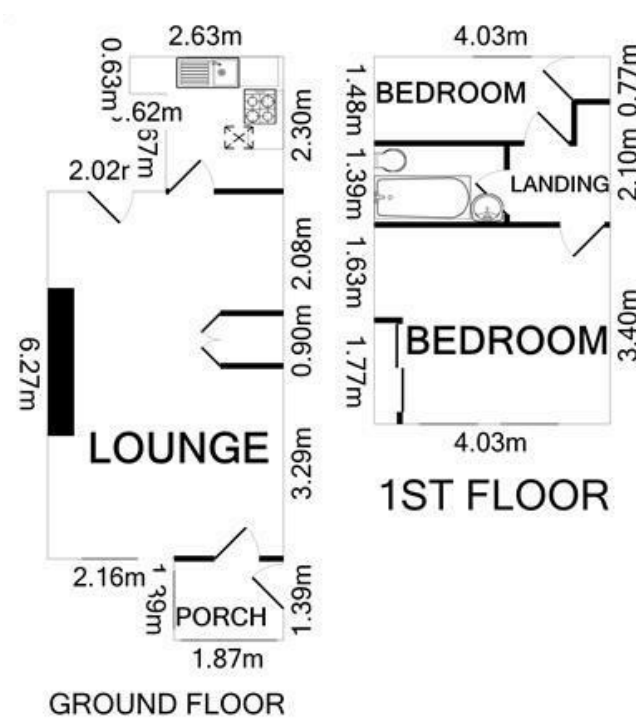
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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

PMA Reference

DRAFT 1306925624

A copy of the Code of Practice is available in the office and on request.



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