



2 Groe Cottages Cwmdauddwr, Rhayader, Powys, LD6 5AR

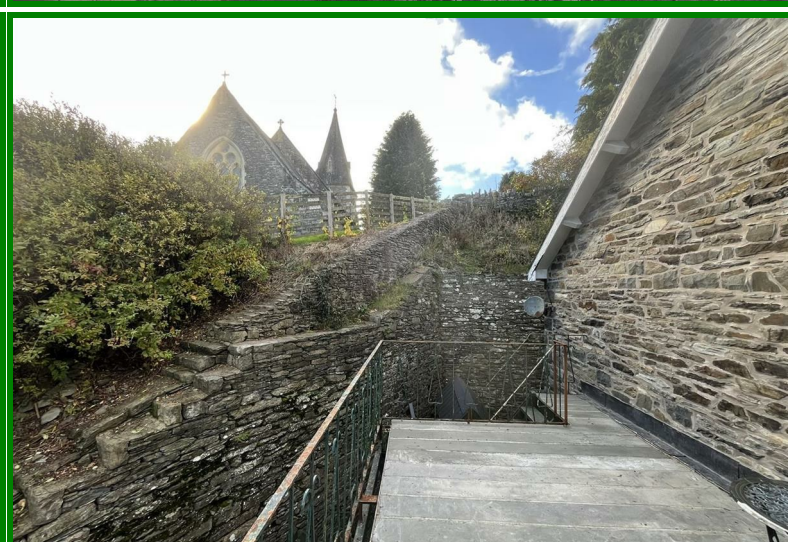
Delightful period stone cottage with cosy, open-plan living comprising kitchen/dining room and lounge with woodburning stove on the ground floor. There are THREE DOUBLE BEDROOMS (one with ensuite shower room) and a further family bathroom with bath and separate shower on the first floor.

The property has a large paved area to the side and a lovely viewing/sitting point is provided by a large balcony terrace from where the stunning Cambrian Mountains and the River Wye can be watched.

* Gas Central Heating * UPVC double Glazing * EPC Rating 'D' *

£275,000 Offers in the region of Freehold

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



ACCOMMODATION comprises:

A part-glazed uPVC door opens in to the Lounge.

Lounge

Exposed beam. Fireplace currently fitted with a wood burning stove set on a slate hearth.

Built-in cupboards in alcove. Floorboard-effect ceramic tiled floor. Three radiators.

Window to front and two windows to rear.

Two open archways give access to the Kitchen/Dining Room:

Kitchen/Dining Room

Dining Area

Exposed beam. Alcove in place of previous fireplace. Built-in cupboards. Floorboard effect ceramic tiled floor.

Radiator. Two windows to front looking over the Groe Park and towards the River Wye.

Kitchen Area

Excellent range of base and wall units with worktops and tiled splashbacks over.

Inlaid single drainer sink with mixer tap. Inlaid

ceramic hob with integrated extractor fan over.

Eye-level double oven with grill and having microwave oven over. Wall mounted gas combination boiler.

Space for white goods. Slate tiled floor.

Window and half-glazed door to rear.

FIRST FLOOR

From the Lounge, a solid wood staircase with exposed stonework rises to the First Floor.

Landing

Oak floorboards. Doors to:

Bedroom 1

Coved ceiling. Exposed floorboards. Victorian cast iron open firegrate (currently blanked off).

Built-in storage cupboards/wardrobe.

Ensuite

Corner shower cubicle with electric shower heater. Dual flush wc suite. Pedestal wash hand basin with glass shelf and mirror over.

Chrome towel radiator. Glass bricks proving some borrowed light from adjacent

bathroom.

Storage cupboard. Fully tiled walls and floor.

Bedroom 2

Coved ceiling. Cast iron firegrate (currently blanked off). Fitted wardrobes in alcove.

Exposed floorboards. radiator. Window to front with pleasant views of the park.

Bedroom 3

Coved ceiling. Exposed floorboards. Cupboard over staircase and additional built-in storage cupboard.

Radiator, Window to rear.

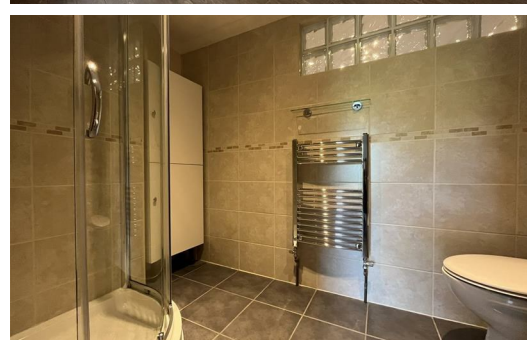
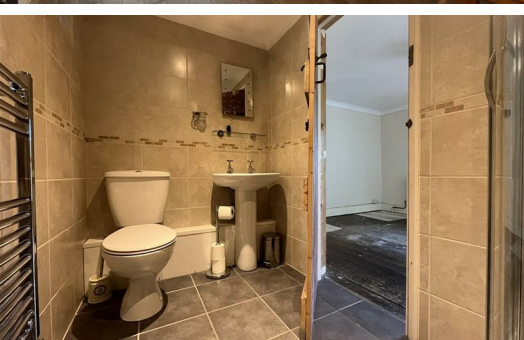
Bathroom

Spacious rooms with roll top bath with claw feet and central mixer tap. Coved ceiling.

Large walk-in shower cubicle with hand/shower attachment and rainwater head over.

Dual flush WC suite. Pedestal wash hand basin with glass shelf, mirror and light/shaver point over. Storage cupboard.

Fully tiled walls and floor. Recessed lighting. Chrome towel radiator. Window to rear.



Outside

The property has a large slabbed area to the side with a terraced balcony access via an open tread metal staircase that rises to the pleasant seating area with fabulous views over the riverside park and to the town and hills beyond.

There is an area further enclosed to the rear with access to the rear door. A wood garden shed is also included in the sale.

To the rear of the property there is a stone wall, behind which sits the beautiful church of St Bride's whose spire can be seen.

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 C.

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.

The village of Cwmdaiddwr is located just across the River Wye from Rhayader and has a lovely traditional pub, a busy community hall and a Church.

The Groe Park is a well maintained facility that extends along the River Wye and offers a super space to enjoy the beautiful surroundings of the Upper Wye Valley.

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.

Flood Risk (from NRW)

Flooding from rivers:

MEDIUM Risk between 1% and 3.3% 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

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



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		
(19-34)	E		
(11-18)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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The Property Ombudsman

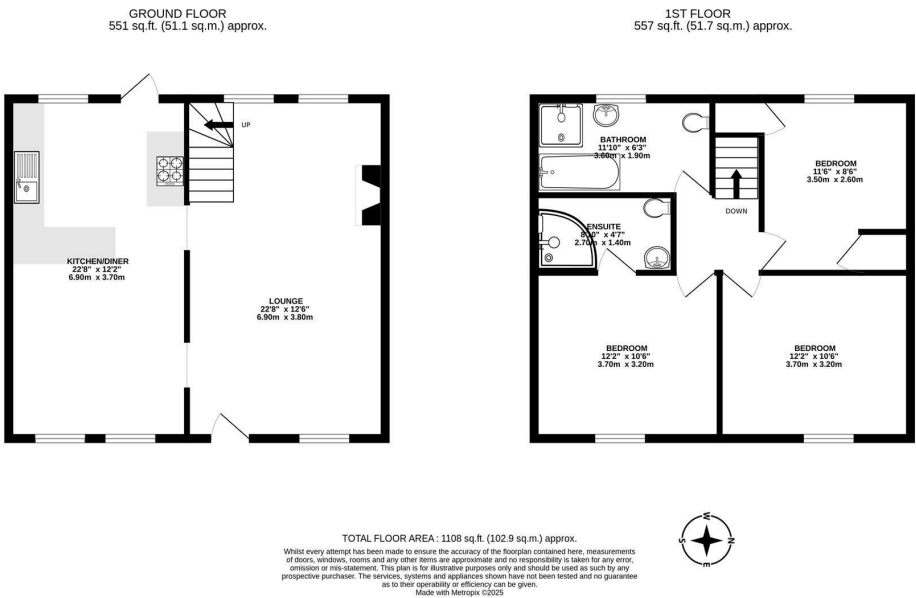
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A copy of the Code of Practice is available in the office and on request.

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

DMCC Reference

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