



## Llwynderw, Dark Lane, Rhayader, Powys, LD6 5DB

Desirable, well appointed FOUR BEDROOM detached residence occupying an elevated, south facing position with far reaching views of the glorious Mid Wales countryside and hills. There is off road parking and a detached single Garage. The dwelling is conveniently located a level walk from the town centre amenities of the popular tourist and market town of Rhayader.

- \* Covered Entrance \* Reception Hall \* Ground Floor WC \* Lounge \* Kitchen / Dining Room \*
- \* Utility Room \* Four Bedrooms (one en-suite) \* Bathroom \* Garage \* Off-Road Parking \*
- \* Gas Central Heating \* uPVC Double Glazing \* Energy Rating D \*

## £279,950 Offers in the region of Freehold

Rhayader Sales  
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**ACCOMMODATION comprises:**

**Covered Entrance**

Part-glazed entrance door leads in to the:

**Reception Hall**

Coved ceiling; laminate floor; radiator.

Half-glazed door to rear.

**Ground Floor WC**

Low level WC suite; corner wash handbasin; radiator; fully tiled floor and walls.

Obscure window to rear.

**Lounge**

5.31m x 3.63m (17'5" x 11'10")

Coved ceiling; picture rail; attractive parquet floor. Multi-fuel woodburner set on slate hearth with oak mantel shelf over. Three radiators.

Window to rear and French doors with side panels give access to the Sun Terrace having open sides and quarry tiled floor. Super far reaching views over Gwastodyn Hill and surrounding countryside

**Kitchen / Dining Room**

7.06m x 3.63m (23'2" x 11'11")

KITCHEN AREA: Extensive range of matching base, wall, glass and open shelved display

units with worktops and tiled splashbacks over. Inlaid one and a half bowl single drainer sink with mixer tap; inlaid electric hob with integrated extractor fan over; integrated eye level double oven with grill; integrated dishwasher and integrated fridge.

Coved ceiling; recessed lighting; slate effect ceramic tiled floor; window to front.

DINING AREA: Coved ceiling; laminate floor; radiator; window to rear.

**Utility Room**

4.72 x 2.11 (15'5" x 6'11")

Matching base and wall units with worktops and tiled splashbacks over; single drainer inlaid sink; space and plumbing under worktop for washing machine; space for other white goods. Wall mounted gas boiler; fluorescent light; floorboard effect laminate floor; half-glazed door to rear. Window to front.

**FIRST FLOOR**

From the Reception Hallway, a balustraded staircase leads to the First Floor.

**Galleried Landing**

Coved ceiling; radiator; access-hatch to roof space; window to rear. Door to Airing

Cupboard with factory insulated hot water cover with batten shelving over.

**Bedroom 1**

3.63 x 3.53 (11'10" x 11'6")

Feature fireplace with tiled hearth and brick interior and wood shelf over; coved ceiling; laminate floor; radiator.

Large window to front with fitted vertical blinds and lovely views. Door to:

**Ensuite Shower Room**

Low level dual flush WC suite; wash handbasin with mixer tap; stainless steel towel radiator; corner shower unit with power shower and glass doors; fully tiled floor and ceiling.

Recessed light; extractor fan; obscure window to front;

**Bedroom 2**

3.63 x 3.40 (11'10" x 11'1")

Coved ceiling; laminate floor; radiator.

Large window to front with fitted vertical blinds and lovely views.

**Bedroom 3**

3.63 x 2.72 (11'10" x 8'11")

Coved ceiling; laminate floor; radiator.

Window to rear.



## Bedroom 4

3.15 x 2.03 (10'4" x 6'7")

Laminate floor; radiator; window with fitted vertical blinds to rear.

## Bathroom

Low level WC suite; pedestal wash handbasin with mixer tap and illuminated mirror over. Panelled bath with power shower over and glass door.

Stainless steel towel radiator; recessed light with extractor fan.

Two obscure windows to side.

## DETACHED GARAGE

4.7 x 2.44 (15'5" x 8'0")

A detached single GARAGE is accessed at the front of the property from the public highway.

## Outside

An attractive stone wall forms the front boundary to Dark Lane from where there is a vehicular access to a shared tarmac driveway which sweeps round to a large parking and turning area at the rear of the house.

A pathway leads off this driveway to the front door.

To the front there is a lovely level laned area

with contemporary glass balustrading making the most of the glorious views to the Wye and Elan Valley hills.

## Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://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](http://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.

## Services

Mains gas, electricity, water and drainage.

## Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk).

## Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

## Council Tax

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

## 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 accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (82 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (61-81) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (55-60) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (49-54) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                  |         |           | <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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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### PMA Reference

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



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