



Coed Gan, 32 Maesmawr, Rhayader, Powys, LD6 5PL

FOUR BEDROOM property with open-plan kitchen/dining room, two bedrooms, utility and shower room on the ground floor, with a large lounge and balcony taking advantage of the stunning views of the mid Wales countryside on the first floor. An additional two bedrooms and a large bathroom complete the accommodation. Low maintenance gardens and integral garage.

* UPVC Double Glazing * EPC Rating D/63 * Gas Central Heating *
* NO ONWARD CHAIN *

£220,000 Offers in excess of Freehold

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ACCOMMODATION comprises:

Entrance Lobby

Half-glazed entrance door. UPVC window to front. Radiator. Ceramic tiled floor.

Open to:

Kitchen/Dining Room

Lovely open-plan room with ceramic tiled floor throughout and large picture window over the front garden.

The fitted kitchen area comprises matching base and wall units with worktops and tiled splashbacks over and including a matching breakfast bar/peninsula style arrangement. Inlaid gas burner hob with chimney style extractor fan over. Eye-level double oven with grill. Inlaid single drainer sink with mixer tap.

Radiator with cover. Glazed door to:

Rear Hallway

Ceramic tiled floor, radiator, coat hooks. Inner door to Integral Garage.

Doors to:

Ground Floor Shower Room

Vanity unit with wash hand basin and cupboard under. WC suite. Enclosed and tiled shower cubicle. Tiled floor, radiator, Obscure window to side.

Utility Room

Worktops with base cupboards under along with space and plumbing for washing machine, tumble drier and other white goods. Matching wall cupboards. Wall mounted mains gas boiler. Ceramic tiled floor, radiator, window to side and window and half-glazed external door to the rear garden.

Bedroom 3

Fitted carpet, radiator, window to rear.

Bedroom 4

Fitted carpet, radiator, window to rear.

FIRST FLOOR

From the Entrance Lobby an open-tread staircase with hand rail rises to the First Floor.

Lounge

A fabulous room with triple aspect having large windows and sliding door to the front offering superb views of the stunning mid Wales hills as well as a large window over the rear garden, and a side window looking along the Upper Wye Valley. Accessed through the patio door is a balcony that runs along the south facing side of the house, ideal for watching the glorious sunsets.

Fireplace currently fitted with mains gas fire. Coved ceiling, solid wood floor, two radiators.

Landing

Laminate floor. Built-in Airing Cupboard with radiator and batten shelving. Access-hatch to roof space.

Doors to:



Bedroom 1

Laminate floor, radiator with vertical blinds, radiator. Walk-in wardrobe with shelving and hanging rails.

Bedroom 2

Fitted carpet, radiator, window to rear.

Bedroom 2

Bathroom

Panelled bath, pedestal wash hand basin, wc suite. Corner shower cubicle with thermostatic shower. Fully-tiled walls. Vinyl floor.

Radiator. Obscure window to rear.

Integral Garage

With metal up and over door, concrete floor and shelving. Light and power connected.

Outside

To the front of the property is a laned area with central slabbed path to the front door. A short concrete driveway leads to the single garage and offers off-road parking. A pathway extends to the rear of the property which is

level and low maintenance, and provides a slabbed patio area with a lawn with attractive shrubs and flower plants.

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.

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.

Council Tax

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

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.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



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



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

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

Viewing Arrangements

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

DMCC Reference

0106925925

Floorplan



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