Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Carreg Llwyd, Llanwrthwl, Nr Llandrindod Wells, Powys, LD1 6NU

Positioned on the edge of the charming village of Llanwrthwl in the Upper Wye Valley, this delightful detached bungalow offers a perfect blend of comfort and space. The property boasts three reception rooms, providing ample space for relaxation and entertaining.

The bungalow features three bedrooms, ideal for families or those seeking a peaceful retreat. Having super views over the well-stocked, mature gardens from each window, it is a wonderful choice for anyone looking to live in a tranquil setting.

Surrounded by the picturesque Welsh countryside, this property not only offers a comfortable living space but also the opportunity to enjoy the natural beauty and outdoor activities that the area has to offer. Whether you are looking to downsize, start a family, or simply enjoy a quieter lifestyle, this bungalow in Llanwrthwl is a fantastic option that should not be missed.

* Entrance Porch * Kitchen * Dining Room * Rear Entrance Hall * Cloakroom * Living Room *
* Garden Room/Office * Three Bedrooms * Bathroom * Garden * Garage * EPC Rating 'tbc'*

£300,000 Guide price
Freehold

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






ACCOMMODATION comprises:

Entrance Porch
With half glazed entrance door and having glazing to front and side aspects.

Glazed door to:

Kitchen
2.5m x 4m (8'2" x 13'1")
Extensive range of base and wall units with worktops and tiled splashbacks over,

Space under worktops for washing machine, fridge and dishwasher. Eye-level oven with grill. Ceramic hob.

Floorboard-effect floor. Pine-clad ceiling. Window with fitted vertical blinds to front.

Dining Room
3.1m x 3.35m (10'2" x 10'11")
Door to:

Floorboard effect floor. Radiator. Window with fitted vertical blinds to front.

Doors to Side Entrance Hall and to Living Room.

Rear Entrance Hall
3.09 x 1.79m (10'1" x 5'10")
Half-glazed exterior door with glazed side panels.

Built-in storage cupboard. Fitted carpet, Radiator.

Cloakroom
3.2m x 1.16m (10'5" x 3'9")
Coloured suite comprising low level wc and pedestal wash hand basin with electric water heater over.

Built-in cupboard. Vinyl floor. Window to side.

Living Room
4.4m x 5.8m (14'5" x 19'0")
Lovely spacious rooms with delightful views over the garden and to the fields beyond.

Fireplace with slate hearth currently fitted with a coal-effect fire.

Coved ceiling, fitted carpet, radiator.

Inner glazing and arched doorway leads to the:

Garden Room / Office / Hobby Room
3.7m x 3m (12'1" x 9'10")
With French doors and glazed side panels giving access to the rear garden, and a large side window overlooking the side garden, this room is a lovely place to read, undertake hobbies, or would be very good for an office/study.

Floorboard-effect floor. Pine clad walls and exposed ceiling timbers.

From the Living Room, a glzed inner doors leads to the:

Inner Hallway
Fitted carpet. Doors to:

Bedroom 1
3.4m x 4.7m (11'1" x 15'5")
Fitted carpet, radiator, ceiling fan. Extensive bedroom cupboards including two built-in wardrobes, all with louvre doors.

Large window to rear.

Bedroom 2
3.5m x 3m (11'5" x 9'10")
Bult-in wardrobes. Vanity unit with tiled surround and mirror over.

Fitted carpet. Radiator.

Window to front with fitted vertical blinds

Bedroom 3
3.4m x 3.2m (11'1" x 10'5")
Fitted carpet, radiator, built-in cupboard.

Window to front.

Bathroom
2.5m x 2.3m (8'2" x 7'6")
Pedestal wash hand basin, low level wc suite and bidet. Large shower cubicle with glass sliding door and thermostatic shower.

Extractor fan. Non-slip floor. Radiator.

Majority tiled walls and non-slip flooring.

Obscure window to front.

GARAGE
There is a single garage with metal up and over door and pedestrian door to the rear.

Outside
The property is approached from a Council maintained 'no through' road that is very peaceful and quiet. There is a tarmacadam parking and turning area in front of the garage and a slabbed pathway leads to the front of the property which is set behind a mature boundary











hedge.

A wicket gate leads to the rear of the property where there is a pleasant summer house with decked area suitable for al fresco dining and from where the gardens and rural surroundings can be enjoyed.

The mature gardens are well stocked with attractve herbaceous shrubs and specimen trees as well as attractive perennial plants, To one side of the property there is a lawned area.

Two greenhouses are also included in the sale.

Local Area

The property is located in the pleasant and peaceful village of Llanwrthwl, which lies across the River Wye from the A470 road between Rhayader and Builth Wells. The village has a Church, a Chapel and a well looked after village hall. A nearby Service Station offers fuel sales and has a well stocked supermarket and cafe.

Llanwrthwl is conveniently located to the tourist and market town of Rhayader (www.rhayader.co.uk) some 5 miles north with its primary school, well equipped leisure centre, doctor's surgery, pharmacist, butchers, grocers, delicatessen as well as many public houses and inns.

Llandrindod Wells (www.llandrindod.co.uk), the administrative centre of Powys is approximately 8 miles distant and offers supermarkets, primary and secondary school, other shops as well as a railway station on the Heart of Wales line. Bulith Wells another popular market town lies some 10 miles to the south.

The upper Wye Valley is renowned for its wonderful scenery, flora and fauna and opportunities abound for walking, cycling, fishing, bird-watching and many other activities. The famous Elan Valley (www.elanvalley.org.uk) often referred to as 'the Lakeland of Wales' is some 4 miles from Llanwrthwl.

Viewing Arrangements

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

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.

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.

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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.

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

Broadband Speed

To check the potential broadband speed please consult: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker.

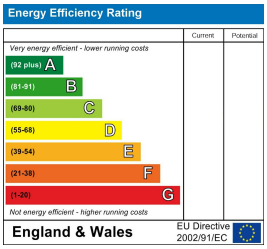
Anti-Money Laundering

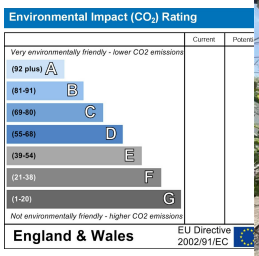
We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill. There will be a charge of £38 plus VAT for each check.

DMCC Reference

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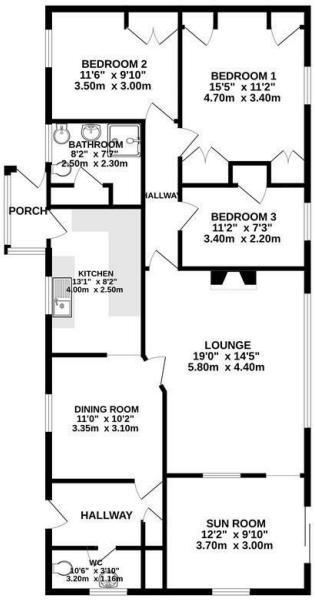








GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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