



59 Brynheulog, Rhayader, Powys, LD6 5EG

Immaculately presented and well-maintained three bedroom family house with spacious rooms. The southfacing property has a level enclosed garden to the front and a versatile slabbed area to the rear with wood sheds providing very useful storage. It has super far reaching views of the mid Wales countryside. Viewing is recommended!

Lower entrance Hall * Lounge * Rear Entrance Hall * Ground Floor WC * Kitchen/Dining Room *
* Three Bedrooms * Bathroom * Storage Room * uPVC Double Glazing * Gas Central Heating *
* EPC Rating C *

£155,000 Price
Freehold

Rhayader Sales
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Powys, LD6 5BU
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Lower Entrance Hall

Half-glazed entrance door. Shelving in alcove. Floorboard-effect laminate floor. Radiator.

Lounge

Excellent sized room with feature fireplace having tiled and slated hearth with wood mantel surround and currently fitted with an electric stove effect fire.

Coved ceiling, fitted carpet, radiator.

Picture window to the front with delightful rural views over the garden and to the hills beyond.

Rear Entrance Hall

Half glazed entrance door with matching side panel. Floorboard effect laminate floor. Radiator.

Cloakroom

Corner wash hand basin, wc suite, fully tiled walls.

Obscure window to rear.

Kitchen/Dining Room

Excellent range of matching base and wall units with worktops and tiled splashbacks over and incorporating a single drainer inlaid sink with mixer tap.

Electric hob with built under single electric oven with grill and having an integrated extractor fan over.

Wall mounted gas boiler. Large window over the enclosed rear garden area. Space and plumbing under worktops for washing machine.

Bedroom 1

Fitted carpet, radiator, window to rear.

Bedroom 2

Fitted carpet, radiator, window to front with lovely views.

Bedroom 3

Fitted carpet, radiator, window to front with lovely views.

Bathroom

Panelled bath with thermostatic shower heater and glass shower screen.

Dual flush wc suite, pedestal wash hand basin and chrome towel radiator.

Majority tiled walls and tiled floor.

Obscure window to rear.

Storage Cupboard

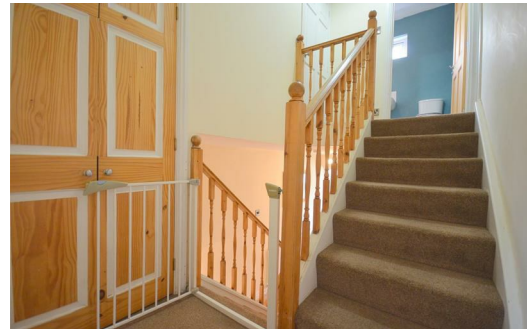
Providing excellent storage space.

Airing Cupboard

With hot water cylinder (or radiator?) and batten shelving.

Outside

The property is approached at the front through a wood fence with wicket gate which gives access to the level lawn which is laid mainly to lawn with borders having flowering shrubs and herbaceous plants.



The views over the town and towards the Gwastedyn and Elan Valley hills are superb.

The enclosed rear area has paved areas, gravelled areas with shrubs and offers storage with two wood sheds.

Services

Mains electricity, gas, water and drainage.

Viewing Arrangements

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

Council Tax

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

Local Authority

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

Local Area

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

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 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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
(1-10)	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.

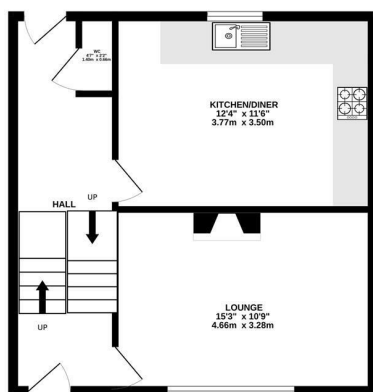
Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

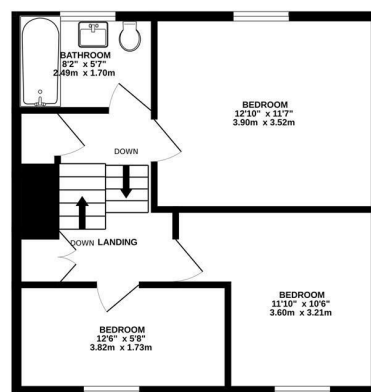
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A copy of the Code of Practice is available in the office and on request.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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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