



## Delfan, Hazelmere Close, Rhayader, Powys, LD6 5NN

Pleasant TWO BEDROOM semi-detached bungalow with garage, off road parking, garden and lovely views. The property is in need of a scheme of refurbishment throughout but offers prospective purchasers with a conveniently located property a short walk from the many amenities and facilities available in the popular tourist town of Rhayader.

- \* Entrance Hall \* Lounge \* Inner Hallway \*
- \* Kitchen \* Utility \* Two Bedrooms \* Bathroom \*
- \* Side Entrance Porch \* Garage \* Off-road Parking \*
- \* Energy Rating 'E' /EER tbc \*

## £175,000 Offers in the region of Freehold

Rhayader Sales  
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# **ACCOMMODATION** **comprises**

Half glazed entrance door with side panel to:

## **Entrance Hall**

Door to:

## **Lounge**

5.23m x 4.24m (17'2 x 13'11)

Tiled hearth and surround; thermostatically controlled electric radiator.

Large floor to ceiling window to front enjoys far reaching views towards Gwastedyn Hill.

## **Inner Hallway**

Fitted carpet; built-in Airing Cupboard with hot water cylinder and batten shelving over.

## **Kitchen**

2.97m x 1.88m (9'9 x 6'2)

Range of base and wall units with worktops and tiled splashbacks over; inlaid one and a half bowl single drainer sink with mixer tap;

built-under electric oven with ceramic hob and integrated extractor fan over.

Built-in larder cupboard with shelving. Glazed door to:

## **Utility**

Single glazing to three elevations with external door to the side Entrance Porch.

Space and plumbing for washing machine and other white goods.

## **Bedroom 1**

3.76m x 3.25m (12'4 x 10'8)

Thermostatically controlled electric radiator; window to rear.

## **Bedroom 2**

3.02m x 2.31m (9'11 x 7'7)

Thermostatically controlled electric radiator; window to rear.

## **Bathroom**

Low level WC suite; pedestal wash hand basin; panelled bath with twin handgrips having electric shower

over.

Electric towel radiator; fitted carpet; obscure window to side with fitted vertical blinds.

Majority tiled walls. Access hatch to roofspace.

## **Side Entrance Porch**

Double glazed solid wood external door with side panels; glazed door to rear garden.

## **Outside**

There is an open front garden with level gravelled seating area and having flower beds and borders, as well as flowering shrubs and herbaceous plants.

To the rear there is a level garden area laid mainly with concrete slabs and having gravelled beds interspersed with some flower beds.

The detached single Garage (17'7 x 7'9) has metal up and over door,





concrete floor; pedestrian door to side giving access to the rear garden.

### Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://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](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 electricity, water and drainage.

### Council Tax

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

### Local Authority

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

### Viewing Arrangements

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

### 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.

### 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.

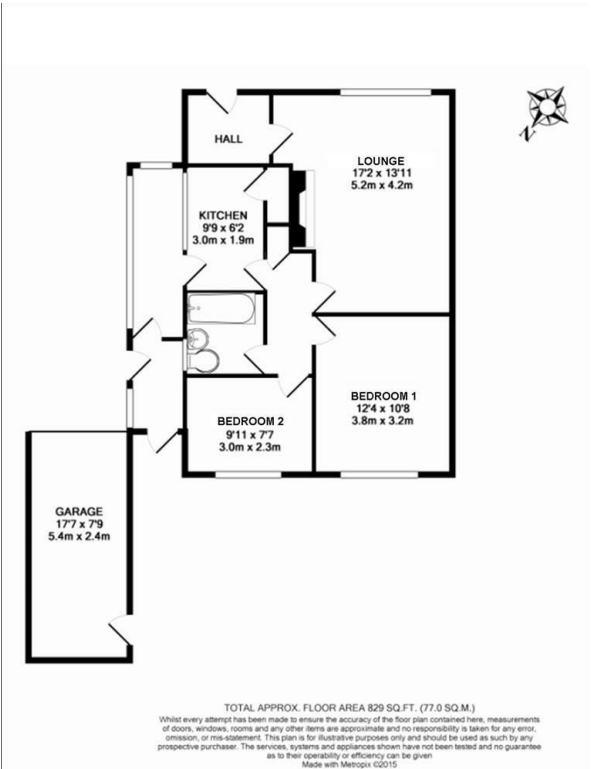
Any services, systems and appliances mentioned have not been tested by

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(23-34) E		
(21-38) F			(11-22) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

us and we cannot verify that they are in working order.

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