



## Merry Hill, Y Fan, Nr Llanidloes, Powys, SY18 6NL

South facing THREE BEDROOM detached bungalow in a pleasant cul-de-sac of individually designed properties located in the rural hamlet of Y Fan, Nr Llanidloes in the Cambrian Mountains.

Centrally located in a generous sized plot, with pleasant views of the beautiful surrounding countryside, the bungalow would benefit from some modernising and upgrading to make the most of its envious situation.

\* Entrance Hall \* Lounge \* Dining Room \* Kitchen \* Rear Porch \* Three Bedrooms \* Study \* Bathroom \*  
\* Oil Central Heating \* EPC Rating 'E' \*

## £295,000 Offers in the region of Freehold

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Powys, LD6 5BU  
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## **ACCOMMODATION comprises;**

### **Covered Entrance**

External light. Half-glazed uPVC entrance door to:

### **Entrance Hall**

Fitted carpet, radiator, access-hatch to roof space. Cloak cupboard with hanging rail, shelving and sliding doors.

### **Lounge**

Open fireplace with bricked surround and tiled hearth. Radiator. Window to front.

Sliding doors to:

### **Dining Room**

Two radiators. Full length window to rear overlooking the rear garden.

Door to:

### **Kitchen**

Range of base and wall units with tiled splashbacks. Electric cooker point. Single drainer sink with mixer tap. Space and plumbing for

washing machine. Tile-effect vinyl floor. Radiator. Window to rear.

Built-in Airing Cupboard with jacketed hot water cylinder and batten shelving.

Half-glazed door to:

### **Rear Porch**

Glazed to two elevations with half-glazed door to rear garden.

Freestanding oil boiler. Floorboard-effect vinyl floor.

### **Bedroom 1**

Fitted carpet, radiator, window to front.

### **Bedroom 2**

Fitted carpet, radiator, window to rear.

### **Bedroom 3**

Fitted carpet, radiator, window to front. Built-in wardrobe with hanging rail and shelving.

### **Study**

Fitted carpet, radiator, window to rear.

### **Bathroom**

Panelled bath with twin handgrips and tiled surround. Low level wc suite. Pedestal wash hand basin with mirror and fluorescent light with shaver point over.

Fully tiled corner shower cubicle with electric shower heater and glass doors. Radiator.

Obscure window to rear.

### **Outside**

Merry Hill occupies an elevated, south facing location in a pleasant cul-de-sac of individually designed properties.

The bungalow is located at the top of the development with pleasant south views over the stunning scenery of the mid Wales countryside. It is approached over a short



tarmacadam driveway from the estate road to a parking area in front of the property and to a car port at the side.

The gardens are laid mainly to lawn with mature hedged boundaries and some specimen trees and flowering shrubs. At the rear of the property there is a concrete seating area complete with bricked bbq. Two wood garden sheds and a greenhouse are included in the sale.

Centrally located in a generous sized plot, the bungalow would benefit from some modernising and upgrading to make the most of its envious situation.

### Local Area

This delightful rural bungalow is located in the hamlet of Y Fan, some two miles (five minutes drive) from the very popular tourist and market town of Llanidloes which is renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir

and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant.

The popular beach destination of Aberdyfi on the West Wales coast is 28 miles distant along a very beautiful route.

### Services

Mains electricity, water and drainage. Oil fired central heating.

### 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 'bbc'.

### 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 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



| 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 | 76        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-81) B                                                       |                         |           |
| (49-60) C                                                       |                         |           |
| (39-48) D                                                       |                         |           |
| (29-38) E                                                       |                         |           |
| (17-28) F                                                       |                         |           |
| (1-16) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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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## The Property Ombudsman

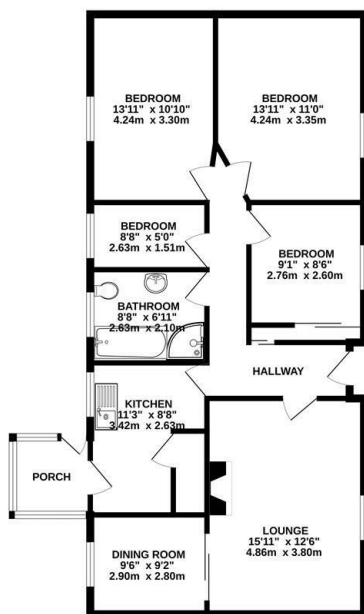
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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.

**PMA Reference**  
DRAFT 1516925024

GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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