Clare
Evans & Co

Estate & Letting Agents, Auctioneers








Tanyrallt Carmel Lane, Nr Nantmel, Llandrindod Wells, Powys, LD1 6EH

NEW! This beautifully refurbished and restyled THREE BEDROOM DETACHED COUNTRY PROPERTY offers the perfect blend of modern luxury and peaceful, rural living. Designed with an eye for contemporary elegance, the property boasts high-end finishes, an intuitive open-plan layout, and large windows that frame stunning countryside views.

Situated a short drive from the market town of Rhayader and the Victorian spa-town of Llandrindod Wells, in the glorious mid Wales countryside, this turn-key home features its own borehole for water and a private sewage treatment plant, offering an exciting opportunity to enjoy independent, sustainable country living without compromising on style.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL THIS PROPERTY HAS TO OFFER. * UPVC Double Glazing * EPC Rating 'D' * No Chain *

£398,000 Price Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
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KEY FEATURES:

• Indoor-Outdoor Flow:
Stunning bifold doors open completely from the lounge onto the outdoor decked balcony area overlooking a tranquil, small stream.bringing the outside in.

• Idyllic Private Garden:
Driveway flanked with trees including some fruit trees.

• Self-Sufficient Utilities:
Equipped with a private borehole for water supply and a modern sewage treatment plant.

• Perfect Mid-Wales Location:
Peaceful countryside setting situated approximately 6 miles from Rhayader and Llandrindod Wells.

ACCOMMODATION comprises:

Entrance Porch
Part-glazed entrance door with glazed side panel and overhead panel. Spotlights. Floorboard-effect laminate floor.

Half-glazed door to:

Open-plan Kitchen/Lounge/Dining Area
Step inside to discover a bright, expansive living space where a sleek, modern kitchen seamlessly flows into the dining area and a comfortable lounge.

Kitchen Area
The kitchen area is well equipped with eye-level double oven with grill, extra large ceramic hob having extractor fan over, and an inlaid ceramic sink. A matching island provides a versatile preparation/serving area and French doors lead on to the front patio.

Lounge Area
The lounge features impressive bifold doors that dissolve the boundary between inside and out, opening directly onto a private balcony and a beautiful decked area—providing a serene spot to relax to the sound of the passing stream.

A large audio-video entertainment area has been built in to the extnernal wall, serving the open-plan area well and keeping in line with the sleek look of the house.

Below the space for the tv is a modern, wall mounted fire with changeable ambient lighting.

Dining/Study Area:
The versatile accommodation also provides for an upper ground floor/mezzanine level which would serve as an excellent dining area, being close to the kitchen.

Another raised area located closer to the entrance door could provide a very useful study area.

Three Bedrooms:
The single-story layout bosts three well-proportioned bedrooms, including a principal suite with its own private en-suite, alongside a beautifully finished main family bathroom.

All bedrooms have a rural outlook, an advantage of the property's locaton in the countryside.

Outside
Outside, this detached home sits within its own private garden with dedicated off-road parking.

A stream runs through part of the property and this is currently fenced off. The driveway is flanked on the right hand side by a lawned area and there are some fruit trees.











Services
Mains electricity.

The inclusion of a private borehole and a modern sewage treatment plant ensures part-utility independence, making this the ultimate eco-conscious countryside retreat.

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 'tbc'.

Local Area
The property is located some 7 miles from Rhayader, a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley that 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 (6 miles), Builth Wells (8 miles) and Llanidloes (20 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 41 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.

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

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(s) 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. The non-refundable cost for a third party check is £36 including VAT.

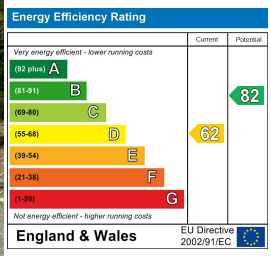
Broadband Speed
To check the potential broadband speed please consult: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker. A recent check suggests standard broadband should deliver a maximum download speed of 20mbps and a maximum upload speed of 1mbps.

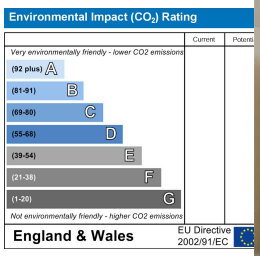
The Property Ombudsman
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

Important Notice
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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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DMCC Reference

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