



45 Maes Brenin, Rhayader, Powys, LD6 5EP

Pleasant TWO BEDROOM purpose-built first floor apartment with lovely long-ranging views over the surrounding hills of Rhayader and the Elan Valley. The property is ideally situated, providing easy access to local amenities, picturesque countryside, and the local stunning landscapes.

Rhayader is known for its friendly community and vibrant local culture, offering a range of shops, cafes, and recreational activities. Whether you enjoy outdoor pursuits or prefer a leisurely stroll through the town and along the River Wye parks this location has something for everyone.

This flat at Maes Brenin is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Ample communal parking is available just adjacent.

£89,000 Price
Leasehold

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



ACCOMMODATION comprises:

Covered entrance.

Entrance Porch

Half-glazed entrance door. Two windows to the rear and one window to the side,

Half-glazed door and side panel. Exposed brickwork.

Entrance Hallway

Coved ceiling. Floorboard-effect laminate floor.

Airing Cupboard with hot water cylinder. Access-hatch to roof-space.

Doors to:

Lounge:

Feature fireplace with mains gas pebble-effect fire. Floorboard-effect laminate floor. Radiator.

Lovely double aspect with window to front and window to side.

Lovely long ranging views over the town and towards the neighbouring hills.

Kitchen

Base and wall units with worktops and tiled splashbacks over. Inlaid two round sinks with mixer tap.

Space under counter for washing machine. Electric cooker point. Extractor fan.

Ceramic tiled floor. Window to rear.

Bedroom 1

Floorboard-effect vinyl floor. Radiator. Window to front.

Bedroom 2

Floorboard-effect vinyl floor. Radiator. Window to front.

Bathroom

Panelled bath with shower heater and glass shower screen. Pedestal wash hand basin. WC suite.

Majority tiled walls. Tiled floor.

Obscure window to rear.

Utility Room

Very useful room currently used to house a large fridge freezer and the tumble drier.

Laminate floor, Obscure window to rear.

Outside

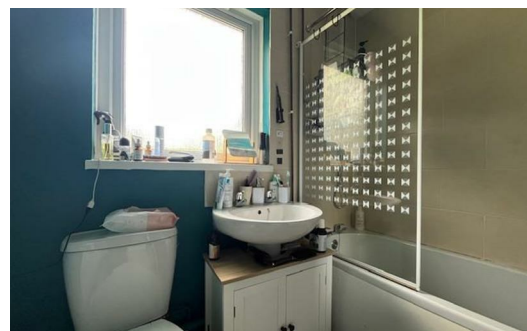
There is a rear garden area outside the property, adjoining open green space behind.

Local Area

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

It 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.

Services

Mains electricity, gas, 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 A.

TENURE

Leasehold. Further details relating to the lease are currently awaited and will be updated asap.

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>

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 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 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



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



working order.

All photographs remain the copyright of Clare Evans & Co.

Anti-Money Laundering

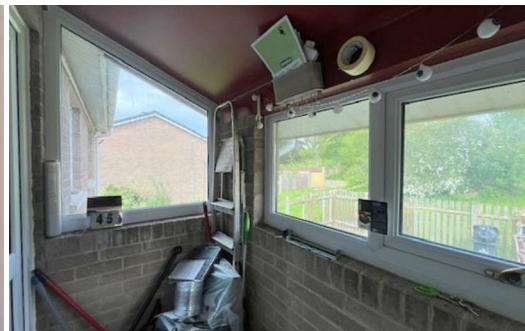
We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor.

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. A charge is payable for this.

DMCC Reference
DRAFT 1706925526



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.