Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Forest Edge, Nant Glas, Nr Llandrindod Wells, Powys, LD1 6PA

NEW! Located in the charming area of Nant Glas, near Llandrindod Wells, this delightful detached bungalow with glorious views and spacious gardens offers a perfect blend of comfort and space for families or those seeking a peaceful retreat. With three well-proportioned bedrooms, two bathrooms plus a separate WC, this property provides ample room for relaxation and personalisation, making it an ideal home for all prospective applicants

The house boasts two inviting reception rooms that lead in to the gardens and are perfect for entertaining guests. These versatile spaces can be adapted to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The layout encourages a warm and welcoming atmosphere.

The property has garaging for three vehicles and ample parking space. It is set in a tranquil location, surrounded by the natural beauty of the Mid Wales countryside while still being conveniently close to local amenities. Viewing is highly recommended!

* EPC tbc *

£495,000 Offers in the region of Freehold

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






ACCOMMODATION comprises:

Reception Hall
Coved ceiling, fitted carpet, radiator. Built-in Cloak Cupboard.

Access-hatch to roof space.

Cloakroom / WC
Dual flush wc suite, wall hung wash hand basin.

Chrome towel radiator, tiled floor.

Obscure window to rear. Glazed double doors to:

Lounge
7m x 4.5m (22'11" x 14'9")
Fabulous room with triple aspect provided by the large patio doors giving access to the gardens, flanked by two further windows to each side, all having fabulous views.

Open firegrate with attractive stone and slate surround. Fitted carpet. Radiator.

Glazed inner door to:

Snug
3.4m x 3.1m (11'1" x 10'2")
Coved ceiling. Patio door with sliding panel opens on to the garden. Picture window to side with lovely views.

Glazed inner door to:

Kitchen/Dining Room
5m x 4.2m (16'4" x 13'9")
Extensive base, wall and larder units with worktops and tiled splashbacks over.

Inlaid 1.5 bowl single drainer sink with mixer tap. Inlaid ceramic hob. Integrated eye level double oven with grill.

Spotlights. Picture window overlooking the fields to the hills beyond.

Coved ceiling. Vinyl floor. Inner door to Integrated Garage.

Glazed inner door to Reception Hall.

Bedroom 1
4.25m x 4.2m (13'11" x 13'9")
Coved ceiling, fitted carpet, radiator.

Double aspect provided by window to front and window to side.

Bedroom 2
4.25 x 3.1 (13'11" x 10'2")
Coved ceiling. Fitted carpet, radiator, window to side.

Vanity unit.

Bedroom 3
3.5m x 3.1m (11'5" x 10'2")
Fitted carpet, radiator, window to front.

Shower Room
1.75 x 1.3 (5'8" x 4'3")
Large shower with electric shower heater and glass sliding door.

Dual flush wc suite. Chrome towel rail. Obscure window to rear.

Fully tiled walls and floor.

Bathroom
Vanity unit comprising large wash hand basin with mixer tap and cupboard under.

Jacuzzi bath, chrome towel radiator, obscure window to rear.

Fully tiled walls and floor.

Integrated Double Garage
5.9m x 4.8m (19'4" x 15'8")
(5.9m x 4.8m) Metal up and over door. Freestanding oil boiler.











Concrete floor. Electricity and power connected.

Window and part glazed door to rear.

Single Garage

4.8m x 2.9m (15'8" x 9'6")

With electric door. Concrete floor.

Services

Mains electricity and water. Private drainage. Oil Central Heating.

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 F.

Local Area

The property is located a 5/10 minute drive from the friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

Rhayader 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 (13 miles) and Llanidloes (19 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.

Viewing Arrangements

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

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. T A recent check suggests standard broadband should deliver a maximum download speed of 20mbps and a maximum upload speed of 1mbps.

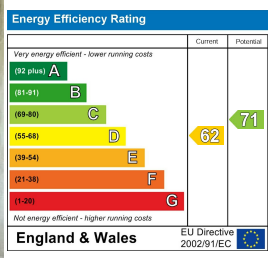
Anti-Money Laundering

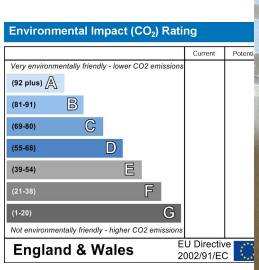
We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill. The non-refundable cost for a third party check is £36 including VAT.

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.

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The Property Ombudsman

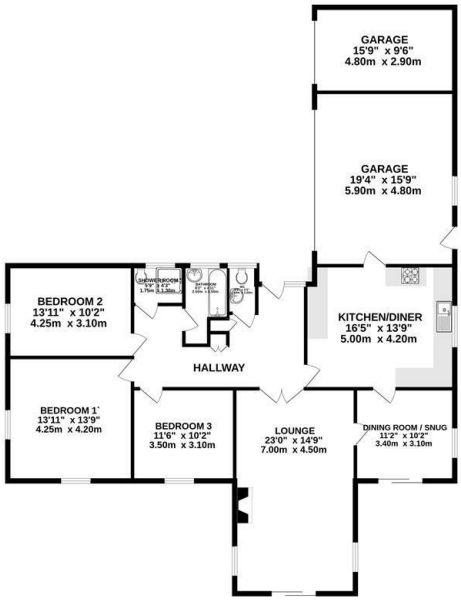
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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.

DMCC Reference

2216925026

GROUND FLOOR
1805 sq.ft. (167.7 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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