Clare
Evans & Co

Estate & Letting Agents, Auctioneers



46 Maesmawr, Rhayader, Powys, LD6 5PL

FOUR BEDROOM bungalow with lounge, kitchen and utility/dining room located in a popular residential area in the popular town of Rhayader which has a variety of shops, post office, primary school, churches and public houses. There are level, low maintenance lawns, raised beds, greenhouse, sheds, and off road parking.

* Entrance Hall * Lounge * Kitchen* *Dining Room/Utility Room * Four Bedrooms*
* Bathroom * UPVC Double Glazing * EPC Rating 'TBC'*

AVAILABLE: ASAP
FURNISHING: UNFURNISHED

£900

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






ACCOMMODATION comprises:

Entrance Hall
UPVC obscured door to entrance hallway with doors off. Laminate flooring, radiator and coat hooks. Shelved cupboard with door. Door leading to:

Bedroom 1
UPVC window to front, carpeted, television aerial point, radiator and built-in wardrobe.

Living Room
UPVC window to front of property, carpeted, television aerial point, gas fire and feature fireplace. Two radiators and doors through to hallway

Bedroom 2
UPVC window to rear garden, carpeted, radiator and built-in wardrobe.

Bedroom 4
UPVC window to rear garden, carpeted, radiator.

Bathroom
UPVC obscured glazed window to rear garden. Ceramic floor tiles. Walls tiled throughout. WC and pedestal sink. Shower over bath, extractor fan, shower curtain, shaver point.

Kitchen
UPVC window to rear garden, ceramic floor tiles, radiator, open archway through to dining/utility space. Various base level and wall units, laminate work surface. Stainless steel sink with mixer tap. Cupboard to Worcester boiler. Small breakfast bar area. Space for freestanding cooker with extractor fan over. Door leading to:

Dining Room/Utility Room
UPVC French doors to conservatory, radiator, coat hooks, laminate work surface with space under for appliances. Wall mounted cupboards. Door to bedroom 3. Door leading to conservatory.

Bedroom 3/Study
UPVC window to front of house, carpeted, radiator. Built in cupboards and storage. Fuse board cupboard, loft hatch.

Conservatory
UPVC windows, ceramic tiled floor and door leading to:

Garden
Off-road parking space off the cul-de-sac road. Hedging and vegetation surrounding the property with side access. The rear garden has a small lawned area, apple tree, two wooden shed, outside tap and paved patio areas. There are various raised beds,

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

CONTRACT LENGTH

The initial fixed term of the contract will be for 6 months, following which the landlord can serve a 6 month notice period to the contract holder should the contract need to be terminated.

After the fixed term period has expired, the contract holder(s) is required to give one month's notice to bring the contract to an end.

CONTRACT PROCESS

Each adult over 18 must complete an Application Form to allow for credit checks and other references. The credit checks and referencing may be undertaken by a 3rd Party Contractor for which your express consent will be required.

Each occupier must provide their photographic ID (eg passport or driving license) and proof of address (eg a utility bill/bank statement showing current address dated within the last 3 months) and proof of 'right to rent' in the UK.

Successful applicants will be required to sign the contract (either digitally or in hard copy) prior to the contract commencement date, and before taking up occupation. A copy of the signed document will be provided to the contract holder via their preferred means (digitally or in hard copy).

DEPOSIT

The deposit taken for a property is the equivalent of 5 weeks' rent. The deposit is paid to the landlord, directly who will register it in a government backed scheme within 30 days.

COSTS and PAYMENT

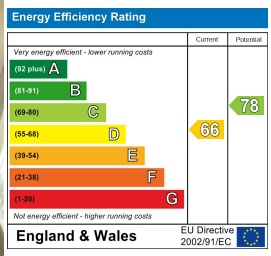
The successful contract older will be required to pay £XXX for the first month's rent, and £XXX for the deposit prior to occupation of the property.

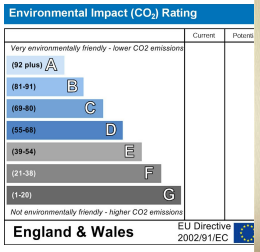
Payment of the above costs by the contract holder should be made by BACS transfer directly in to the Landlord's account. The funds must clear in to the Landlord's account prior to occupation of the property.

GUARANTOR

If the applicant(s) has a low income, a poor credit history, is a student or is new to the country and have no rental or credit history, a guarantor is likely to be required. A guarantor is









someone who agrees to pay your rent if you don't pay it. Guarantors will also be required to provide the required ID and supporting documents and to undergo credit checks and references.

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.

Services

Mains electricity, gas, water and drainage.

DMCC Reference

DRAFT 0816925225







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.