



## Cambrian Cottage, Newbridge-On-Wye, Llandrindod Wells, Powys, LD1 6LD

Delightful TWO BEDROOM period mid-terrace cottage having a pleasant rear garden with paved seating area and outbuildings located in the popular town of Newbridge on Wye, just a short level walk from village amenities. Ideal for first time buyers or as an investment property for buy-to let.

- \* Lounge \* Kitchen \* Two Bedrooms \* Galleried Landing \* Bathroom \*
- \* Rear Garden with Storage sheds \* Gas Central Heating \*
- \* Council Tax Band 'C' \* Energy Rating 'D' (64) \*

**£125,000 Price  
Freehold**

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



## ACCOMMODATION comprises

### Lounge

Solid wood entrance door. Alcove with shelving in previous fireplace (currently blocked off); ceiling light and wall light; two radiators and fitted carpet. Understairs cupboard with cloak hooks. Double glazed window to front.

### Kitchen

Range of matching base and wall units with worktop and tiled splashbacks over and incorporating inlaid single drainer sink with mixer tap; built-under electric double oven with grill and with inlaid four burner gas hob and integrated extractor fan over. Space and plumbing under

worktop for washing machine. Space for fridge freezer.

Tile effect linoleum flooring. Single glazed windows and half glazed external door to rear garden.

From Lounge, a stairs with fitted carpet leads to

## FIRST FLOOR

### Galleried Landing

Radiator; fitted carpet; single glazed window to rear. Access hatch to roof space.

### Bedroom 1

Fitted carpet; radiator. Double glazed window to front with pleasant views.

### Bedroom 2

Fitted carpet; radiator. Double glazed window to rear.

### Bathroom

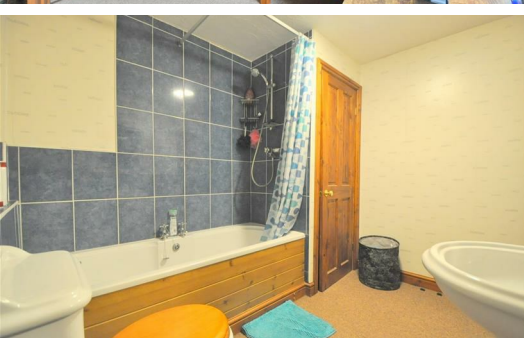
Low level wc suite, pedestal wash hand basin with mirror over, panelled bath with twin handgrips and shower over. Radiator. Fitted carpet.

Airing Cupboard housing wall mounted combination boiler having batten shelving around.

### Outside

The property is accessed from the pavement at the front.

To the left of the front door a separate door opens on to a passageway at the side of the property which leads to the pleasant rear garden which is laid mainly to lawn.



A slabbed patio area accessible from the Kitchen provides a relatively private seating area.

A path leads lead to the rear garden, via a trellis archway.

At the far end of the garden there are outbuildings ideal for storage / workshops.

### Local Area

Newbridge on Wye is a popular village in mid Powys, Wales. It lies, as its name suggests, on the River Wye, around 7 miles downstream from the attractive tourist and market town of Rhayader.

The main road passing through the village is the A470, running from Rhayader to the north and to Builth Wells to the south. The

B4358 also passes through the village and runs from Beulah in the west through to Llandrindod Wells in the east (some 3 miles distant). The nearest Railway Station is at Llandrindod Wells, on the Heart of Wales line.

Newbridge is a lovely community and benefits from a two public houses, a post office and general store, a church and a primary school.

### Services

Mains electricity, water and drainage. Bottled gas central heating.

### Council Tax

We are advised that the property is in Band C.

### Local Authority

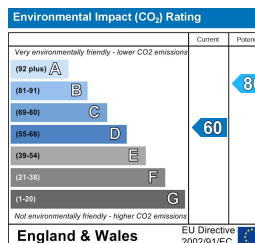
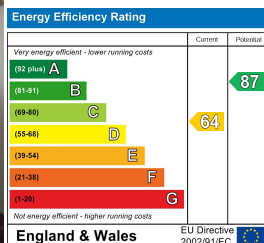
Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk)

### Viewing Arrangements

Viewing are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.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, 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

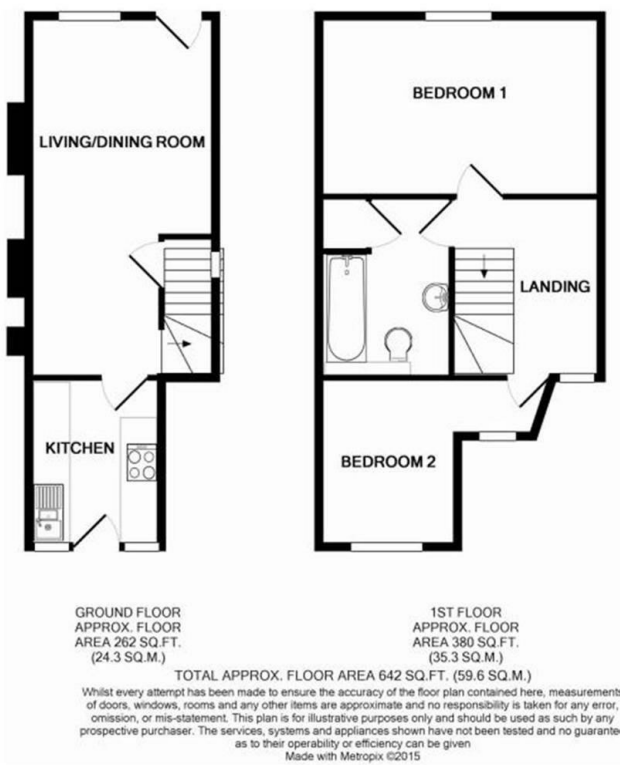


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request. Clare Evans & Co also has a complaints procedure which is also available on request.

**PMA Reference**  
DRAFT 1506925721



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