



Penporth Church Street, Rhayader, LD6 5AT

Pleasant THREE BEDROOM semi-detached property with garage, garden and off road parking conveniently located a short level walk from the many facilities and amenities of the market town of Rhayader. A rear balcony also gives views towards the Elan Valley hills.

- * Entrance Hallway * Kitchen/Dining Room * Bathroom * Lounge *
- * Three Bedrooms * Garage * Garden * Off-road Parking *
- * uPVC Double Glazing * EPC rating E/39 *

£197,500 Price Freehold

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ACCOMMODATION comprises:

Entrance Hallway

Part-glazed uPVC entrance door. Vinyl flooring. Doors to:

Kitchen/Dining Room

Good range of matching base and wall units with worktops and tiled splashbacks over.

Inlaid single drainer sink with mixer tap. Slot-in electric double oven with grill. Floorboard effect laminate floor.

Large built-in cupboard providing excellent storage and having space and plumbing for washing machine and other white goods. Hot water tank.

Large window to front with lovely views of surrounding hills. Thermostatically controlled electric heater. A half-glazed door to the side leads on to a lovely balcony area and also provides access to the garden.

Bathroom

Panelled bath with electric shower heater, glass shower door and tiled surround.

Pedestal wash hand basin with tiled splashback. Dual flush wc suite. Towel radiator.

Extractor fan, vinyl flooring, obscure window to side.

Lounge

Two windows to the front and one window to the rear provide a lovely dual aspect.

Floorboard effect laminate floor. Thermostatically controlled electric heater.

FIRST FLOOR

From the Lounge a staircase with fitted carpet rises to the First Floor.

Landing

Fitted carpet, Window to side. Doors to:

Bedroom 1

Fitted carpet. Thermostatically controlled electric heater. Window to front.

Bedroom 2

Open-fronted wardrobe, plus shelving in separate alcove. Fitted carpet. Thermostatically controlled electric heater.

Window to front with super views.

Bedroom 3

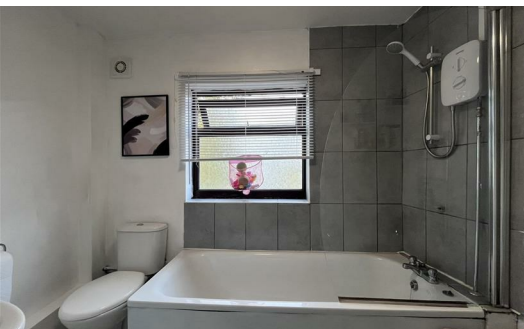
'L' shaped room. Fitted carpet. Window to side.

NB The vendors understand that this room may have housed a bath/shower room in the past.

Outside

The property is approached from the attractive Church Street which forms part of the historic, conservation area of Rhayader.

It's garden is bounded on the



north-east side by a beautiful stone wall. There is a grassed/banked area, a useful decked area, ideal for al fresco dining and a concrete path that leads to the far end of the garden.

The garden is accessed either via a wicket gate at the front of the property, via an external staircase from the Kitchen/Dining Room or via the double gate at the rear of the property that leads to the off road parking area in front of the Single Garage.

The Garage has a metal up-and-over door and there is electricity and power connected.

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.

Services

Mains electricity, 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 'B'.

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 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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(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			
(0 plus) A			
(01-01) B			
(09-09) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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,

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The Property Ombudsman

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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

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