



## 10 Wye View Terrace, Rhayader, Powys, LD6 5BE

Period THREE BEDROOM mid-terrace property with Lounge, Living/Dining Room and Kitchen on the ground floor. The house has a rear enclosed yard and an elevated garden with shed and is located a short, level, walk from town centre facilities and amenities. The property would benefit from some refurbishment and upgrading and presents prospective purchasers with a lovely home or investment opportunity in the beautiful Upper Wye Valley.

- \* Entrance Hallway \* Lounge \* Living/Dining Roo \* Kitchen \* Pantry \*
- \* Three Bedrooms \* Bathroom \* enclosed Yard \* Rear Garden with Shed \*
- \* EPC Rating 'D' / EER '62' \* GCH \*

**£139,950 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:

### Entrance Hall

Half-glazed entrance door.

Doors to:

### Lounge

Having large bay window to front with views, through trees, towards the attractive Waun Capel Parc which adjoins the River Wye.

Mains gas fire. Built-in storage. Radiator. Laminate floor.

### Living Room / Dining Room

Open firegrate with tiled surround. Built-in storage cupboard and shelving.

Fitted carpet, radiator, window to rear.

Sliding door to:

### Kitchen

Galley-style kitchen with fitted units having worktops and tiled splashbacks over and incorporating an inlaid single drainer sink.

Space for washing machine/dishwasher under worktop. Electric cooker point.

An inner sliding door gives access to the understairs pantry/cloak area.

Tiled floor. Window to rear. Window and half-glazed door to the enclosed yard.

### FIRST FLOOR

A staircase with fitted carpet rises to the first floor.

### Galleried Landing

Fitted carpet. Fitted cupboards.

Doors to:

### Bedroom 1

Fitted carpet. Window to front.

### Bedroom 2

Built-in cupboard and open shelving.

Fitted carpet. Window to rear.

### Bedroom 3

Fitted carpet. Window to front.

### Bathroom

Panelled bath with twin handgrips and tiled surround. WC suite. Pedestal wash hand basin.

Shower cubicle with electric shower heater and having folding door.

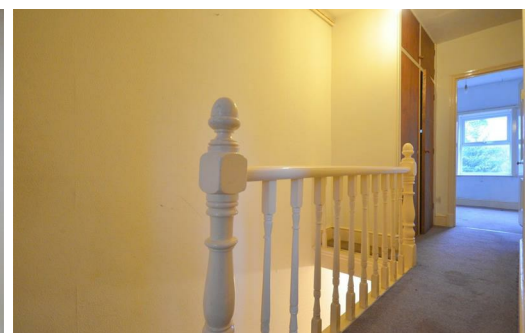
High level window to side.

### Outside

There is a small raise area at the front of the property. To the rear there is a concrete yard accessed from the kitchen and it is enclosed by a wood wicket gate.

There is a further elevated rear garden accessed by a few steps. The garden is laid mainly to lawn and has a





pathway to a shed on the rear boundary.

Access to the property is from the front, or via the rear where there is a pedestrian right of access.

### Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://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 (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

The noted Elan Valley ([www.elanvalley.org.uk](http://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](mailto:sales@clareevansandco.co.uk)

### Services

Mains electricity, gas, water and drainage.

### Council Tax

We are advised that the property is in Council Tax Band B.

### Local Authority

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

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



# The Property Ombudsman

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

Clare Evans & Co's complaints procedure is also available on request.

# PMA Reference

DRAFT 1806925124

A copy of the Code of Practice is available in the office and on request.



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