



12 Maes Brennin, Rhayader, Powys, LD6 5EP

Spacious THREE bedroom property, located in a slightly elevated, south facing, position having wonderful far reaching views over the glorious Mid Wales countryside and to the renowned Elan Valley hills. Ideally located a short walk from town centre amenities, facilities and the primary school.

Super family property but also suitable for a First Time Buyer or Investment buyer. No onward chain.

- * Kitchen/Dining Room * Lounge * Separate WC * Inner Hallway and Rear Hall *
- * Three Bedrooms * Storage Room * Bathroom * Gas Central Heating * uPVC Double Glazing *
- * EPC rating 'tbc *

£159,950 Price
Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
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ACCOMMODATION comprises:

Kitchen/Dining Room

Good range of contemporary high gloss base and wall units with worktops and tiled splashbacks over.

Single drainer inlaid sink with mixer tap, inlaid ceramic hob and eye level double oven with grill and chimney style extractor fan over.

Space and plumbing under worktop for washing machine/dishwasher.

Radiator, tiled floor, two windows and half glazed door to front.

Inner Hallway

Floorboard effect laminate floor. Two built-in Storage Cupboards with hooks and shelving.

Separate WC

Dual flush WC suite, corner wash hand basin, shelving and cupboard.

Floorboard effect laminate floor. Obscure window to rear.

Rear Hall

Floorboard effect laminate floor. Half-glazed door with side panel to rear.

Lounge

Alcove in chimneybreast with gas point. Floorboard effect laminate floor.

Coved ceiling, radiator, window to front with lovely views.

FIRST FLOOR

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

Galleried Landing

Fitted carpet, access-hatch to roof space, window to rear.

Bedroom 1

Fitted carpet. Window to front.

Bedroom 2

Fitted carpet. Window to front.

Bedroom 3

Fitted carpet. Window to front.

Store Room

Shelving. Fitted carpet. Window to rear.

Bathroom

Large cubicle with electric shower heater and glass sliding door.

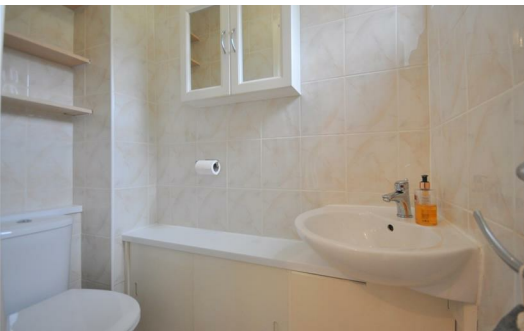
Pedestal wash hand basin with mirrored cabinet over. Dual flush WC suite. Extractor fan.

Tiled walls and vinyl floor. Obscure window to rear.

Outside

At the front, the property is approached through a wooden gate to a slightly terraced garden with well stocked flower beds having flowering shrubs, herbaceous plants, specimen trees and fruit bushes.

A paved patio seating area that makes the most of the super views.



Outside tap.

The rear garden is laid mainly to lawn and is enclosed by a low fence.

Local Area

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

The town, which is the first on the River Wye, 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, gas, water and drainage.

Viewing Arrangements

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

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.

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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The Property Ombudsman

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



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

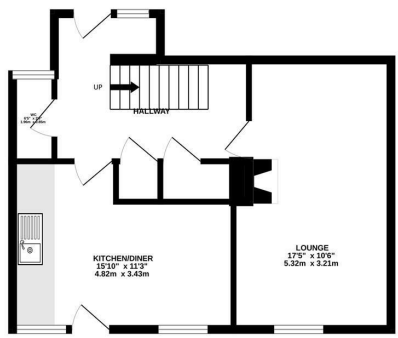


A copy of the Code of Practice is available in the office and on request.

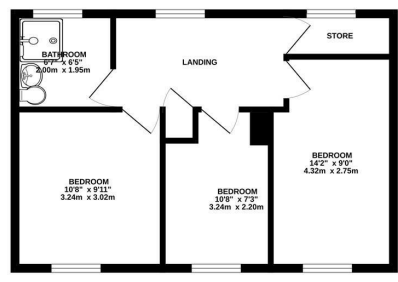
Clare Evans & Co's complaints procedure is also available on request.

PMA Reference
DRAFT 1469250723

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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