



Rose Villa Barn, Bwlch-y-Sarnau, Rhayader, Powys, LD6 5ND

An immaculately presented and well appointed TWO BEDROOM single storey property with attractive landscaped gardens that include a pond, stream and wooded area. The property has off-road parking for several vehicles and there is a delightful SUMMER HOUSE and GARDEN SHED. The house has a PV solar array system supplementing the electric.

Viewing is recommended to appreciate the special location of this rural dwelling!

* Entrance Porch * Open-plan Kitchen / Dining Room / Living Room * Sun Room/Study * Two Bedrooms * Bathroom * EPC Rating ;tbc' * UPVC Double Glazing * Oil fired Central Heating *

£275,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Entrance Lobby

Part-glazed solid wood entrance door. Coat hooks. Window to front.

Open to:

Open plan Kitchen/Dining Room/Living Room:

Kitchen/Dining Area

4.76m x 5.35m (15'7" x 17'6")

Range of matching base and wall units with worktops and tiled splashbacks over including a breakfast bar arrangement.

Inlaid 1.5 bowl single drainer sink with mixer tap. Eye level oven and microwave.

Space and plumbing for dishwasher and washing machine. Space for fridge freezer.

Two upright radiators. Exposed ceiling timbers and exposed painted stonework. Extensive spot-lighting.

Living Room Area

8.00m x 4.80m (26'2" x 15'8")

Attractive large glazed doors with glazed side panels that extend along the front aspect providing super views over the

delightful landscaped gardens and towards the adjoining countryside. This really brings the outdoors in and is a fabulous feature of this property.

Two velux roof lights.

Sun Room / Study

Glazed to two elevations and having a glass roof, with insulated window and ceiling blinds. Access to the front garden.

Attractive wall wood panelling.

Bedroom 1

3.65m x 3.19m (11'11" x 10'5")

Radiator, recessed lighting, window to side.

Bedroom 2

31.65 x 2.40m (103'10" x 7'10")

Radiator, pendant light, window to front.

Shower Room

2.20m x 1.38m (7'2" x 4'6")

Recently refurbished to a high standard is this fully accessible shower room with thermostatic shower heater, dual flush wc suite and wall hung wash hand basin with mixer tap.

Large ladder-style towel radiator. Fully tiled walls and floor. Underfloor heating.

Glass cabinet. Extractor fan. Recessed lighting. Window to front.

GARDEN ROOM

A very welcome addition to the accommodation at the property is a versatile Garden Room complete with separate cloakroom (having WC suite and wash hand basin).

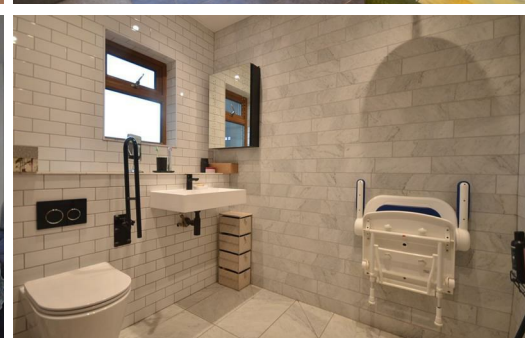
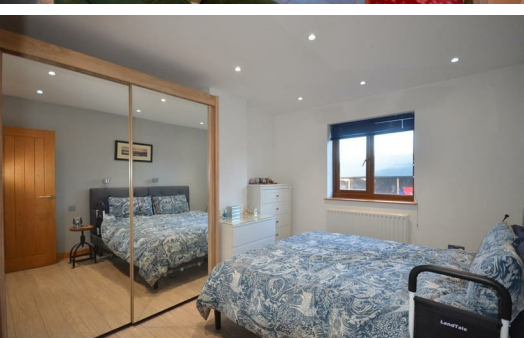
The room is airy and has French entrance doors. There are further windows to three aspects providing lovely views of the attractive and well stocked gardens. Pine panelled walls and ceilings, Spotlights.

Outside

The property is approached via a right of way from the Council maintained highway to a gravelled parking and turning area in front of the property.

A wicket gate at the side of the property leads to the rear garden with its hugely attractive array of herbaceous plants, flowering shrubs, mature and specimen trees.

Of central focus is the pond and the adjoining countryside that can be enjoyed from the Living Room. To the lower end of the



garden is a wooded area where the current vendors keep chickens.

Attractive pathways allow access to all of the garden and there are well placed seating areas in a few locations, making the most of the beautiful surroundings.

A wood shed situated at the side of the property is also included in the sale.

Local Area

The property is located in the pleasant hamlet of Bwlchysarnau which has a chapel and a hall used by several local groups. The hall also offers a cafe, being located on the popular Glyndwr's Way trail. The facilities are maintained and run by volunteers from the village and all proceeds go to maintain the community centre.

The nearest public house is around a mile away in the village of Pantydwr which also has an active community hall.

Whilst the property is positioned in glorious countryside it is just short 10-minute drive to the popular tourist and market town of Rhayader.

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

beautiful upper Wye Valley and 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 and water, Private drainage. A 5kw Solar PV array with 6 KW batteries supplements the electricity at the property.

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.

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 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



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		
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