Clare
Evans & Co

Estate & Letting Agents, Auctioneers



The Mews, South Street, Rhayader, Powys, LD6 5BL

Originally part of a Victorian workhouse from the 1800s, The Mews has been converted to offer comfortable one bedroom accommodation in the heart of the mid Wales countryside. Ideal for LOW MAINTENANCE HOME, for FIRST TIME BUYERS and RETIREMENT PROPERTY.

With charming painted stone exterior and interior, the accommodation comprises a ENSUITE BEDROOM, and a LOUNGE/DINING ROOM/KITCHEN. The facilities and amenities of the popular tourist and market town of Rhayader is a five minute walk away. The stunning Elan Valley with its fabulous reservoirs, scenery and clear night skies is some four miles away. Viewing is highly recommended to appreciate all that this little gem of a property has to offer.

* Open-plan Kitchen/Dining Room/Lounge *
* Double Bedroom with ensuite Shower Room * EPC Rating E * Loft for storage *
* Access to, and shared ownership of, the extensive, landscaped grounds and gardens of Carreg Llwyd Place *

£84,950 Price Freehold

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









Agent's Remarks

Introducing a delightful self-contained one bedroom cottage, ideal for first time buyers, retirees or as bolt-hole or lock-up-and-leave in the glorious mid Wales countryside!

Located in an exclusive country house development, the cottage comes with part ownership - and use of - the large grounds and gardens that incorporate several extensive lawned areas, enclosed parking and turning areas, seating areas, amenity areas with a water feature and a paved courtyard.

The Mews is this perfect self-contained property and viewing is highly recommended to appreciate all that it has to offer prospective purchasers!

ACCOMMODATION comprises:

Living Room / Dining Room / Kitchen

3.8 x 3.8 (12'5" x 12'5")

Exposed painted stone walls. Floorboard effect laminate floor.

Radiator. Recessed lighting. Window to side.

Fitted kitchen with a good range of contemporary, matching base and wall units.

Worktops with inlaid sink with mixer tap and having inlaid ceramic hob with single built-under oven with grill and extractor fan over. Integrated fridge.

Bedroom

3.9 x 3.7 (12'9" x 12'1")

Exposed painted stone walls.

Floorboard-effect laminate floor.

Radiator. Window to side.

Ensuite Shower Room

Large shower cubicle with electric shower heater and glass doors.

Pedestal wash hand basin with mixer tap, tiled splashback and mirrored cabinet over.

Towel rail.

Outside Area

There is a large parking and turning area at the front of the main house as well as a secondary parking area at the rear.

Owners of the property can enjoy with extensive lawned gardens, grounds and communal courtyard of the exclusive development.

PLEASE NOTE:

A covenant prohibits the use of the property as a stand alone holiday let or for business purposes.











For further information please contact the selling agent, Clare Evans & Co on 01597 810457.

Services

Mains electricity, water and drainage.

There is a service charge of £550 per annum toward the upkeep of the communal gardens and outside areas.

Local Area

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

It 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.

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

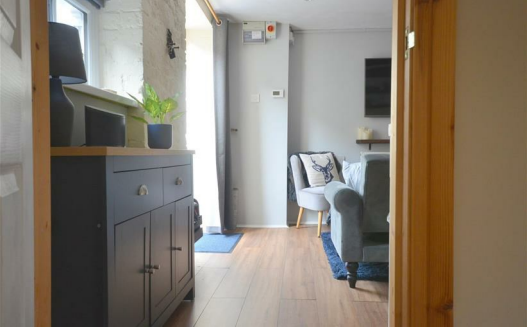
We are advised that the property is in Council Tax Band A.

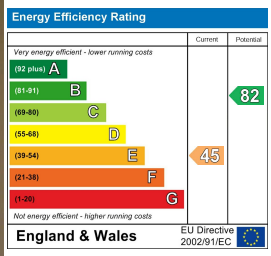
Important Notice

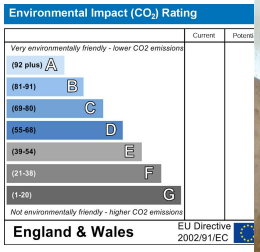
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Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and









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The Property Ombudsman

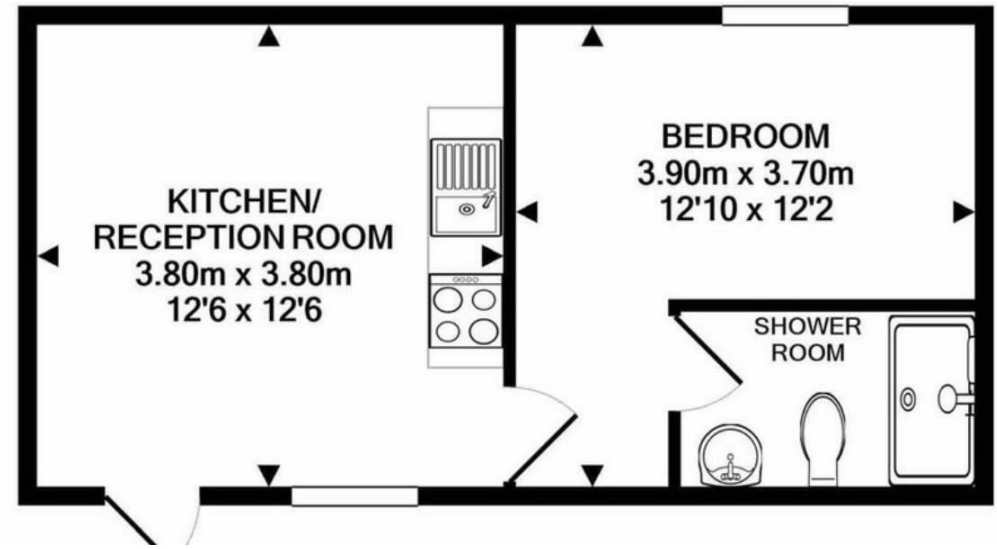
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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 1716925023









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