



2, Fairview, Pant-y-Dwr, Rhayader, Powys, LD6 5NA

Period THREE BEDROOM semi-detached cottage with character features occupying a south facing position in a peaceful rural village some three miles north of the market town of Rhayader with off road parking and a good sized garden.

The property has wonderful long ranging views over the glorious Mid Wales countryside.

- * Entrance Lobby * Lounge * Kitchen/Dining Room * Three Bedrooms * Bathroom *
- * Rear Porch/Utility Room * Wood Shed * Additional Storage Sheds * EPC Rating 'E' *

£190,000 Asking price Freehold

Rhayader Sales

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		100	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Covered Entrance

Entrance Lobby

Half-glazed entrance door with light panel above, coat hooks, quarry tiled floor and radiator.

Painted pine door to:

Lounge

Fireplace (currently blanked off) with attractive walnut-effect wood mantel surround. Fitted carpet, understairs storage cupboard, radiator, window to front.

Painted door to:

Kitchen/Dining Room

Having attractive original quarry tiled floor, spotlights and exposed ceiling joists throughout.

Kitchen Area

Fitted kitchen with worktops over and comprising single drainer sink unit with mixer tap, inlaid ceramic hob, eye-level electric oven with grill, space and plumbing under worktop for washing machine.

Window to rear.

Dining Area

Attractive red bricked chimney breast, fitted glass display cupboard in alcove, radiator, window to rear.

Solid wood door to:

Rear Porch/ Utility Room

Concrete floor. Space for white goods.

Access via an additional lean-to to the Garden.

From the Entrance Lobby a staircase with fitted carpet and handrail (and currently fitted with a stair lift) rises to the First Floor.

FIRST FLOOR

Landing

Fitted carpet, radiator, access-hatch to roof space.

Bedroom 1

Exposed floorboards. Door to storage cupboard.

Window overlooking fields to rear.

Bedroom 2

Fitted carpet, radiator, window to rear overlooking fields.

Bedroom 3

Exposed floorboards, hanging rails in alcove with curtain over, radiator.

Two windows to front with far reaching country views.

Bathroom

WC suite, wash hand basin, fully enclosed shower with electric shower heater and glass sliding door.

Radiator. Window to side.

Wood Shed

Quarry tiled floor, light and power connected, window over garden. Freestanding oil boiler.

Three additional storage sheds

Garden

The level garden is a good size and is laid mainly to lawn with flower borders and flowering shrubs and bushes.

There are paved seating areas and a slabbed path which extends from the parking area at the front of the property to the rear door.

There are super rural views to the front and rear of the property.

Local Area

The village of Pantydwr offers splendid scenery, walks and public house. The village is located around 5 miles from the town of Rhayader and 7 miles from Llanidloes.

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. Llanidloes has a similar range of shops as well as a secondary school.

A wider range of facilities including secondary schools is available at Llandrindod Wells (16 miles), Builth Wells (19 miles) and Newtown (20 miles). The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 8 miles to the west.

The west Wales coast and university town of Aberystwyth is within an hour's drive.

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 Band

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

Viewing arrangements

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

Important Notice

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PMA Reference

DRAFT 1006925122