

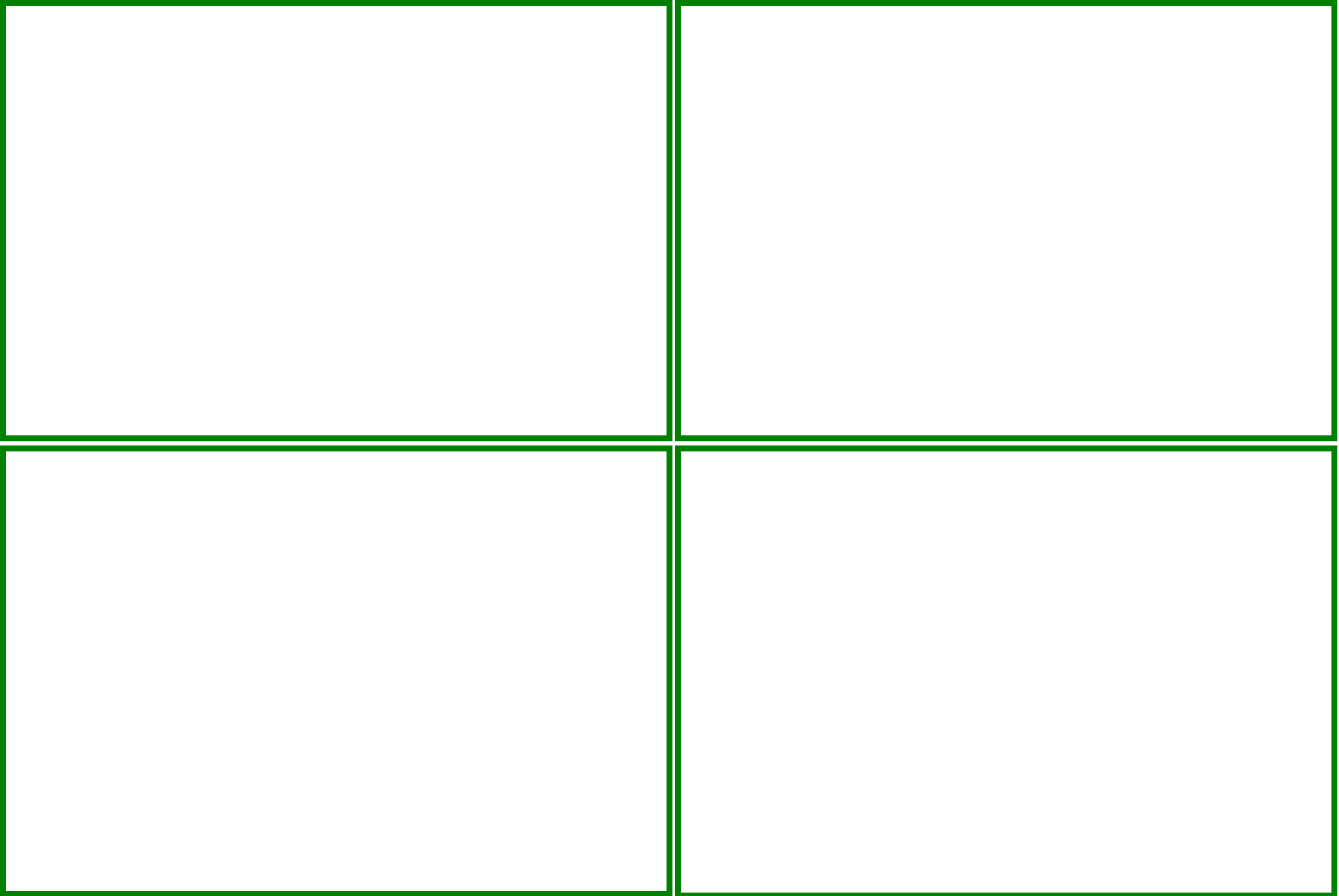
12 Penmaes, Rhayader, Powys, LD6 5PN

Pleasant TWO BEDROOM link detached bungalow with garage and garden in a peaceful location in the popular market and tourist town of Rhayader.

* Entrance Porch * Kitchen * Open Plan Lounge / Dining Room * Two Bedrooms * Shower Room * Front and Rear Gardens * Garage * Gas Central Heating * uPVC Double Glazing * Council Tax Band 'D' * Energy Rating 'E' *

£195,000
Freehold

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



Entrance Porch

Glazed door with side panel; built-in cloak cupboard with hanging rail and shelf over; fitted carpet; radiator.

Open-Plan Lounge / Dining Room

Coved ceiling; fitted carpet; two radiators; windows to front and rear; gas fire with back boiler servicing domestic hot water and central heating systems.

Kitchen

Single drainer sink unit; base and wall units; electric cooker; laminate floor; door and window to rear.

Inner Hallway

Fitted carpet; access hatch to roof space; built-in Airing Cupboard with factory insulated hot water tank and with batten shelving below.

Bedroom 1

Built-in wardrobe with hanging rail and cupboard above; fitted carpet; radiator; window to front.

Bedroom 2

Fitted carpet; radiator; window to rear.

Shower Room

Low level WC suite; pedestal wash hand basin; accessible shower with recessed shower tray; folding seat and hand rail

having electric shower heater over; extractor fan; vinyl flooring; part tiled walls; radiator; obscure window to rear.

Outside

The property is approached over a short tarmac driveway to a parking space in front of the Garage.

Garage: Metal up and over door; door and window to rear garden.

A path leads to the front door and there is a lawned garden area with mature trees, shrubs and hedged boundary. A pathway at the side gives access to the private rear garden laid mainly to lawn but

with mature trees ad shrubs
and area of previous
vegetable garden.

Sole Agents, Clare Evans & Co
tel 01597 810457
sales@clareevansandco.co.uk

Agents Remarks

The bungalow is in need of
some upgrading but it's
peaceful location and private
rear garden make it an
attractive project.

PMA Reference

0206925316

Services

Mains gas, electricity, water
and drainage.

Local Authority

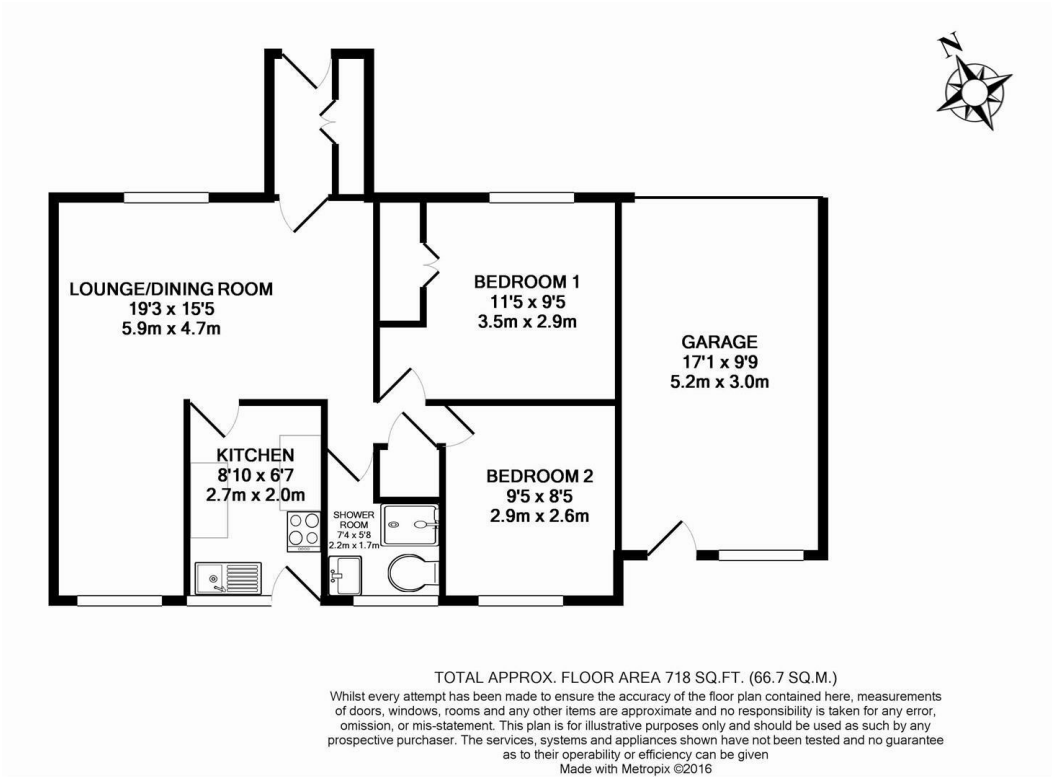
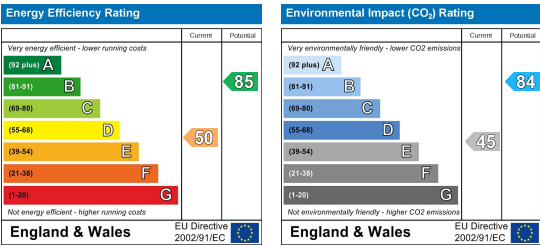
Powys County Council. Tel No:
01597 826000
www.powys.gov.uk

Council Tax

Band 'D'

Viewing Arrangements

Viewing are strictly through the



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.