



Glaslyn, 12 Maesmawr, Rhayader, Powys, LD6 5PL

A well positioned THREE BEDROOM detached bungalow offering excellent sized rooms located on a generous sized plot in a favoured area of the market town of Rhayader. The property is surrounded by pleasant level gardens and with views over the upper Wye valley and towards the Elan Valley hills. A short driveway leads to the Garage and there is parking for several cars.

* Entrance Hall * Lounge * Kitchen/Breakfast Room * Dining Room * Shower Room *
* Three Double Bedrooms * Gardens * Views * Gas Central Heating * uPVC Double Glazing * Energy
Rating 'D' *

£245,950 Offers in the region of Freehold

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**ACCOMMODATION
comprises:**

Covered Entrance

Glazed entrance door with side panel to.

Entrance Hallway

Fitted carpet; radiator; access hatch to roof space.

Two Cloak Cupboards with coat hooks and shelving.

Kitchen/Breakfast Room

Range of base and wall units with worktops and tiled splashbacks over; inlaid single drainer sink unit with mixer tap; built-under electric oven with grill and inlaid ceramic hob over; space and plumbing for washing machine and other white goods.

Wall mounted gas combination boiler; fluorescent light; radiator. Window and pedestrian door to side.

Opening archway to:

Lower Reception Room

Half-glazed door and window to garden; fitted carpet; radiator.

Lounge

Open fireplace with slate tiled hearth and brick surround currently fitted with electric fire. Coved ceiling; fitted carpet; two radiators.

Windows to three elevations with lovely views of the garden and to the hills.

Half-glazed door to rear garden.

Bedroom 1

Built-in double wardrobe with hanging rail, shelf and sliding doors.

Radiator. Window to front.

Bedroom 2

Radiator. Windows to front.

Bedroom 3

Built-in wardrobe with hanging rail, shelf and sliding doors.

Fitted carpet. Window to side.

Shower Room

Large enclosed shower unit with handrail and foldable wall seat; low level wc suite; vanity unit with cupboard, basin and mixer tap; shaver point; towel radiator.

Fully tiled walls and anti slip tiles on the floor.

Extractor fan; spotlights and obscure window to side.

Outside

The property is approached over a short tarmacadam driveway to a Detached Garage with metal up and over door; light connected; concrete floor; glazed door to side and window to rear.

The gardens which surround the property are spacious and have well stocked beds and borders with flowering shrubs, herbaceous plants and specimen trees and bushes.



To the front there are pleasant lawned areas offering lovely views over the River Wye and towards the Elan Valley hills.

Services

Mains gas, electricity, water and drainage.

Local Authority

Powys County Council, (Radnorshire) tel 01597 826000.

Local Area

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

There are 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.

he noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west.

he 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.

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



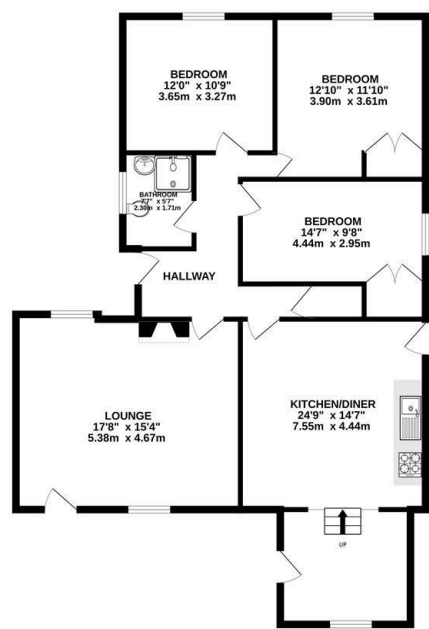
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



PMA Reference
1506925624

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
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