



Swn y Gwynt, Pant-Y-Dwr, Rhayader, Powys, LD6 5LL

Pleasant semi-detached THREE BEDROOM property with off road parking and Garage with delightful rural views of the glorious mid Wales countryside at the front and also from the rear.

The good sized rear garden offers space for productive vegetable growing as well as lawns and pleasant seating areas.

* Kitchen * Dining Room * Lounge * Sun Room * Three Bedrooms * Bathroom * Garage *
* EPC rating F *

£219,950 Offers in the region of Freehold

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ACCOMMODATION comprises:

Kitchen

Half-glazed entrance door and window to front. Base kitchen units with worktops over and incorporating a 1.5 bowl inlaid ceramic single drainer sink with mixer tap.

Space and plumbing for slimline dishwasher under worktop.

Range-style electric cooker with two ovens, grill and 5 hotplate ceramic hob over.

Understairs cupboard currently used as a larder plus further built-in cupboard. Recessed lighting. Wood floor.

Window to front overlooking the rear garden.

Open doorway to:

Dining Room

Fitted carpet. Electric wall mounted thermostatically controlled radiator.

Patio door with sliding panel to Sun Room. Two fully glazed sliding doors to Lounge.

Lounge

Electric pot boiler-style stove set in a tiled hearth in chimney recess. Fitted carpet. Electric wall mounted thermostatically controlled radiator.

Two windows to front.

Sun Room

Glazing to front and partial glazing to the roof. French doors to side giving access to a paved seating area and garden.

Panelled walls, wood floor, views over the garden and to the hills beyond.

FIRST FLOOR

From the Kitchen a staircase with fitted carpet and handrail rises to the First Floor.

Landing

Fitted carpet. Access-hatch to roof space. Door to Airing Cupboard with hot water cylinder, shelving and coat hooks.

Bedroom 1

Fitted carpet. Electric wall mounted thermostatically controlled radiator. Two windows to front with super rural views.

Bedroom 2

Fitted carpet. Window to rear.

Bedroom 3

Exposed purlins, fitted carpet, roof window to rear.

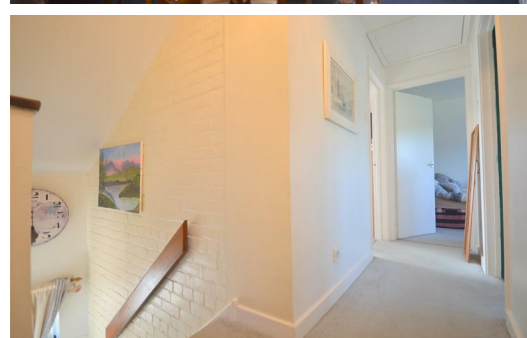
Bathroom

Panelled bath with electric shower heater, tiled surround and glass shower screen over. Pedestal wash hand basin with shaver point near. WC suite.

Painted floorboards. Window to rear.

GARAGE

From the Kitchen an internal door



leads to the adjoining Garage that has a wood up and over door at the front with a part-glazed rear door giving access to the garden.

Light and power are connected and there is a concrete floor.

Outside

The property has a tarmac parking area in front of the Garage and access at the side provides access to the rear garden.

The pleasant rear garden has lawned areas as well as areas for productive vegetable growing with raised beds. There are a few different seating areas from where the delightful views of the rolling mid-Wales countryside can be enjoyed. Two garden sheds provide excellent storage.

Services

Mains electricity, water and drainage.

Council Tax

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

Local Authority

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

Viewing Arrangements

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

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. 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.

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.

Important Notice

These particulars are offered on the



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			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

ny 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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PMA Reference
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