



43 Maes Y Deri, Rhayader, Powys, LD6 5DG

Delightful three bedroom property in excellent order throughout and with attractive low maintenance garden areas in a peaceful location in the popular market town of Rhayader.

Viewing is highly recommended.

- * Entrance Hall * Lounge * Kitchen/Dining Room * Rear Hallway *
- * Ground Floor WC * Three Bedrooms * Bathroom * Brick Shed *
- * Front and Rear Garden * GCH * uPVC Double Glazing *
- * EPC Rating 'D' / EER '65' *

£169,960 Price
Freehold

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



ACCOMMODATION comprises

Covered Entrance

Glazed external door.

Entrance Hall

Radiator; fitted carpet. Glazed door and side panels to:

Lounge

Floor to ceiling windows to the front which lets in the light and offers views over the front garden area. Radiator; fitted carpet. Glazed door to:

Rear Hallway

Radiator; slate effect vinyl floor. Under-stairs storage cupboard.

Separate WC

Low level wc suite; wash hand basin set in vanity unit with cupboard below. Slate effect vinyl floor; shelving; obscure window to rear.

Kitchen/Dining Room

Excellent range of base, wall and open shelving units with worktops and tiled splashbacks over and incorporating inlaid single drainer sink with mixer tap;

inlaid four burner gas hob with integrated extractor fan over; eye level electric oven with grill and space for microwave oven over.

Space and plumbing under worktop for washing machine and dishwasher.

Built-in Pantry Cupboard. Slate effect vinyl flooring.

Window over rear garden area.

From Entrance Hall, a staircase with handrail rises to the:

FIRST FLOOR

Galleried Landing

Fitted carpet. Access hatch to roof space. Built-in Airing Cupboard with gas combination boiler and batten shelving.

Bedroom 1

Built-in wardrobe with cupboard over.

Additionally there is an excellent range of fitted wardrobes and overhead cupboards with louvre doors.

Radiator. Fitted carpet;. Window to front.

Bedroom 2

Built-in wardrobe with cupboard over. Radiator. Fitted carpet.

Window to rear with views towards the Elan Valley.

Bedroom 3

Built-in cupboard with shelving. Radiator. Fitted carpet.

Window to front.

Bathroom

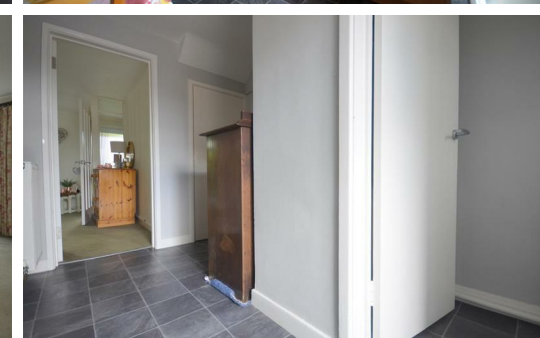
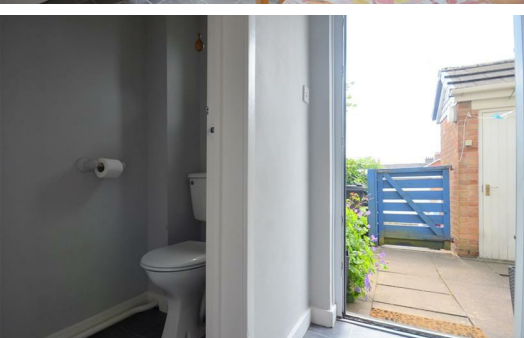
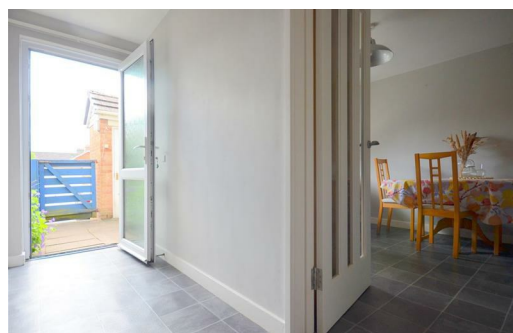
Large bathroom offering dual flush wc suite; wall hung wash hand basin with illuminated mirror over; fully accessible electric shower complete with rails and curtain.

Majority tiled walls; anti-slip flooring; extractor fan; radiator; fitted shelving.

Obscure window to rear.

Outside

There is a pleasant garden area to the front of the property with mature shrubs and trees. A stepping stone path leads to



the front door.

At the rear there is an enclosed area which has been slabbed and offers a lovely, private seating area. A very useful Brick Shed has a concrete floor with light and power connected.

A wicket gate in the rear boundary gives access to parking outside the house.

Local Area

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

The town, which is the first on the River Wye, 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.

Local Authority

Powys County Council (Radnorshire) Tel 01597 826000

Council Tax

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

Services

Mains gas electricity, water and drainage.

Viewing Arrangements

Viewing 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. All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman

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



Local Area

Broadband Speed

To check the potential broadband speed please consult:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Flood Risk (from NRW)

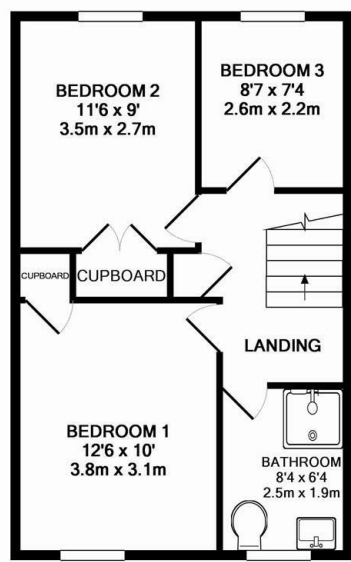
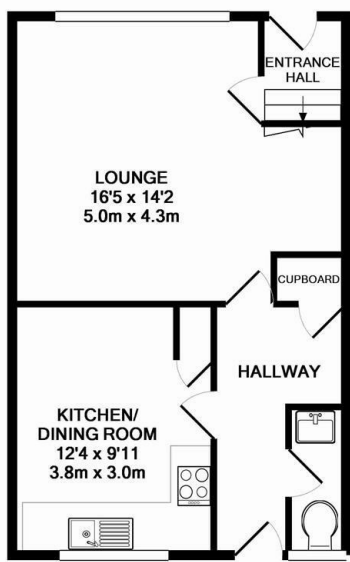
Flooding from rivers:
 VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:
 VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses
 VERY LOW RISK Risk less than 0.1% chance each year

PMA Reference

2306925816



GROUND FLOOR
 APPROX. FLOOR
 AREA 434 SQ.FT.
 (40.4 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 433 SQ.FT.
 (40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

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