



26 Sunnyfield, Rhayader, Powys, LD6 5BP

Offers in the region of £165,000



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A fantastic opportunity to acquire a well presented two bedroom townhouse in a quiet but convenient location within the popular market town of Rhayader. Offering a modern kitchen and bathroom, off road parking and a pleasant sunny rear garden, this lovely home is ready to move straight into!

- An Attractive Modern Townhouse
- Well Presented & Maintained Throughout
- In a Quiet but Convenient Location
- Modern Kitchen & Bathroom
- Fully Double Glazed in 2024
- Gas Fired Central Heating System
- Light & Airy Aspect
- Pleasant, Sunny Rear Garden
- Off Road Parking
- EPC - E

The Property

26 Sunnyfield is a well presented modern townhouse located in a pleasant position within the popular town of Rhayader. Offering light accommodation throughout, the property has been well maintained by the current owners and would make an ideal first time buy, investment or home for those looking to downsize.

The accommodation begins with an entrance hallway which leads into the main reception room. A lovely light room with a large window to the front elevation, the room offers plenty of space for lounge furniture and provides a warm welcoming feel from the outset. From the hallway, a doorway opens into the dining area and kitchen. The kitchen has been updated with modern oak effect wall and base units with ample worktop space and integrated double oven and hob. The room is larger than expected and comfortably accommodates a breakfast bar/dining area whilst also offering space and plumbing for white goods. A window overlooks the rear garden and a side door provides direct access outside. The dining area is a

versatile space which could be a formal dining room or a second sitting room if required.

The first floor accommodation offers two bedrooms and the family bathroom. Bedroom one is a comfortable double room enjoying a pleasant outlook to the rear, whilst bedroom two is a good single room with a lovely far reaching view to the front. The bathroom has been tastefully updated with modern grey tiling and a contemporary white suite with bath and shower over.

Externally the property benefits from off road parking to the front with a pathway leading to the entrance door and gated side access to the rear garden. The rear garden is a really pleasant space to relax and enjoy the sunshine. There is a decked seating area to the top of the garden which is ideal for entertaining or summer evenings, along with a lawned area and useful garden shed/store. Backing onto mature trees and greenery, it offers a private feel whilst remaining convenient to the town centre.

A lovely home in a quiet location that must be viewed to appreciate what is on offer!

The Location

Rhayader is the first town on the River Wye and said to be the oldest in Mid Wales. Home to amazing dams and reservoirs of Elan and Claerwen valley, trails and bridleways, this makes this town fantastic for the whole family to enjoy many outdoor activities and a great place to show off to any visiting family or friends. Walkers and cyclist alike will flock to the area which has so much outdoors to offer including being home to some of Britain's rarest wildlife, so the budding birdwatcher could happily come and see its many wild birds and other animals. Accommodation would not be an issue either. Rhayader offers an array of hotels, bed and breakfasts and campsite to allow for all budgets and to accommodate the large amount of visitors this town has all year around. If the outdoors and active life are not so much your thing, then just across the River Wye in nearby Nantmel you will find the Living Willow Theatre. A one of a kind



open-air theatre constructed of living willow trees, perfect for the thespian friend to visit! Or perhaps you are more of a wine or beer connoisseur? With the highest concentration of drinking establishments per capita in the UK, you will also be very well catered for!

When it comes to other amenities, the town itself includes a primary school, medical centre, many cafes, restaurants, bars and pubs as well as clothes shops, antiques centres, butchers, bike shop, a museum and gallery, a leisure centre, tea rooms and so much more! To explore all these wonderful places it would be best to take to the town by foot taking time to discover the vast variety of crafts people, shops and tourists attractions this town has to offer. Rhayader is 11 miles from the spa town of Llandrindod Wells, 13 miles from Builth Wells and 34 miles from the seaside, university town of Aberystwyth.

Nearest Towns

Elan Valley - 3.5 miles
Llandrindod Wells - 11 miles
Builth Wells - 14 miles
Newtown - 29 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on

all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

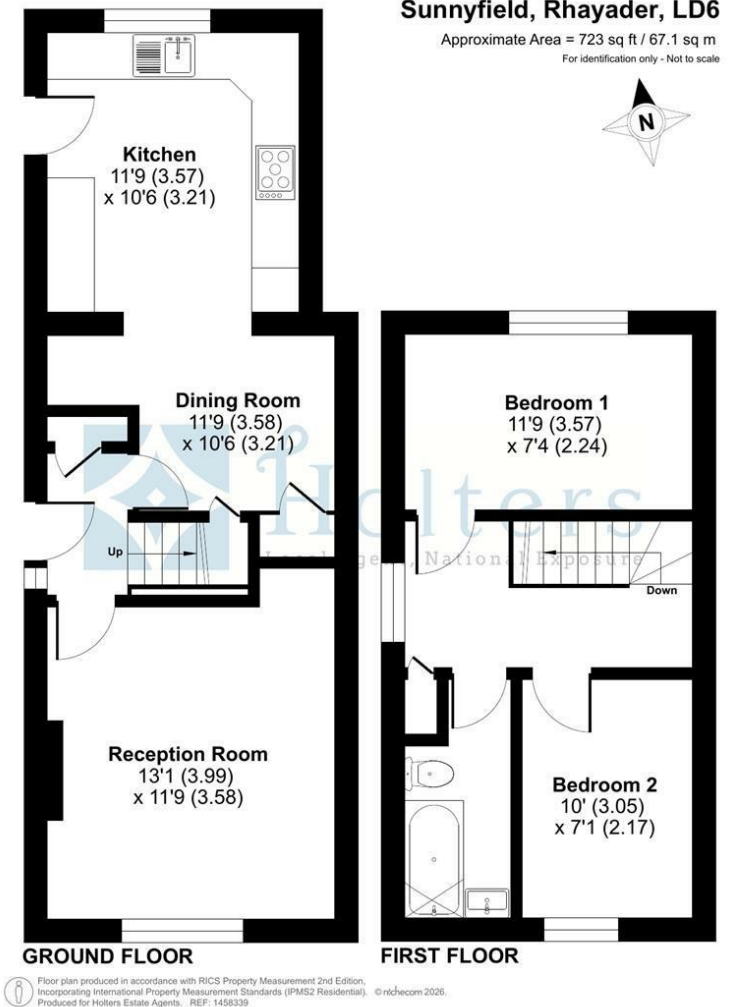
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

