



Oakfield House, Caerherbert Lane, Rhayader, Powys, LD6 5EB

A substantial THREE BEDROOM detached property with enclosed rear garden area and storage sheds conveniently located just off the town centre and a short walk from the amenities and facilities of the friendly market town of Rhayader in the Cambrian Mountains.

The property would benefit from some upgrading and offers comfortable accommodation with a lovely layout and good sized rooms accessed from a central hallway.

- * Entrance Hall * Lounge * Living Room * Kitchen * Ground Floor Shower Room *
- * Three Bedrooms * Dressing Room * Bathroom * Gas Central Heating *
- * EPC Rating E *

£184,950 Price
Freehold

Rhayader Sales
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ACCOMMODATION comprises:

The centrally located Entrance Hall gives access to all the Ground Floor rooms including a Lounge on the left hand side of the front door and a Living/Dining Room on the right hand side which leads to the Kitchen.

Straight ahead from the Entrance Hall is the Ground Floor fully accessible Shower Room, with an additional door leading to the Kitchen.

A staircase with fitted carpet and hand rail leads to the First Floor.

On the First Floor there are three Double Bedrooms, a Dressing Room and a spacious bathroom.

Entrance Hall

Having tiled verandah over the entrance door.

Fitted carpet (with original tiled floor underneath), radiator.

Doors to:

Lounge

With coal-effect gas fire set on a tiled hearth.

Fitted carpet, radiator, window to front.

Living Room

With coal-effect gas fire set on a composite marble hearth and with wood mantel surround.

Two radiators, fitted carpet, two windows to front.

Kitchen

Single drainer sink unit with double cupboard under, worktop with tiled splashbacks. Cooker. Built in cupboard.

Radiator. Terrazzo tiled floor. Part glazed door to open Rear Porch.

Window overlooking the rear garden area.

Shower Room

Fully wheelchair accessible ground

floor Shower Room with wc suite, wash hand basin and electric shower complete with rail and curtain.

Non-slip flooring. Extractor fan.

Radiator. Wall-mounted fan heater. Obscure window to side.

Built-in Cupboard.

FIRST FLOOR

Landing

Fitted carpet. Access hatch to roof space.

Doors to:

Bedroom 1

Fitted carpet, radiator, window to front.

Bedroom 2

Fitted carpet, radiator, window to front.

Bedroom 3

Fitted carpet, radiator, window to rear.



Wall mounted gas fired boiler.

Built in Airing Cupboard with radiator.

Dressing Room/Study

Window to front.

Bathroom

Wc suite, pedestal wash hand basin and panelled bath with twin handgrips all having tiled splashbacks.

Radiator. Obscure window to rear.

Outside

The property is approached through a wicket gate from Caerberbert Lane to a good sized enclosed rear garden area which is paved and has a flower bed set above a dwarf brick wall.

There is a storage shed, an external WC and an open fronted shed with coal bunker.

An open fronted porch covers the rear door.

Services

Mains electricity, gas, water and drainage.

Council Tax

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

Local Authority

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

Local Area

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.

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, as defined by the RICS Code of Measuring Practice and whilst every



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	



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Co's complaints procedure is also available on request.

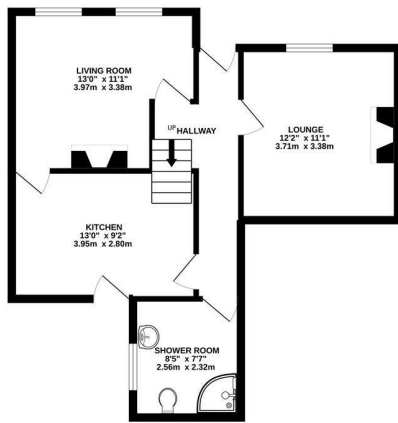
The Property Ombudsman

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 &

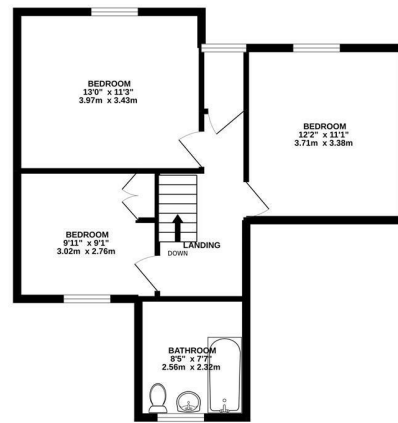
PMA Reference

0606925722

GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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