



Dollech, Dernol, Llangurig,, Nr Llanidloes, Powys, SY18 6RY

Delightful THREE BEDROOM country residence with Garage and Shed/Workshop set in large gardens and grounds including a fruit orchard. The well-maintained property is located in the beautiful Upper Wye Valley and has superb rural views from every aspect. Viewing is highly recommended.

- * Reception Hall * Lounge * Conservatory * Kitchen/Breakfast Room * Porch * Separate WC *
- * Three Bedrooms * * Bathroom * uPVC Double Glazing * LP Gas Central Heating *
- * EPC Rating 'D' * Subject to Occupancy Condition *

£350,000 Price
Freehold

Rhayader Sales
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Agent's Remarks

Dollech is a super three bedroom country bungalow occupying an enviable location in the desirable Upper Wye Valley in the Cambrian Mountains.

The bungalow is centrally situated in its generously sized plot and there are glorious rural views from all aspects.

The extensive grounds are laid mainly to lawn and there are paved seating areas, mature trees and shrubs and an orchard.

The property has an occupancy restriction, detailed below, and viewing is highly recommended to appreciate all that this property has to offer.

ACCOMMODATION comprises:

Covered Entrance

Exterior light. Part-glazed uPVC entrance door.

Reception Hall

Coat hooks. Fitted carpet. Radiator.

Built-in Cupboard

Shelving.

Separate WC

Low level wc suite, wall hung wash hand basin with tiled splashback.

Fitted carpet. Obscure window to side.

Lounge

Coved ceiling. Stone faced fireplace with tiled hearth currently fitted with a coal effect gas fire.

Wall and ceiling light. Fitted carpet. Radiator. Large window to side with views of surrounding hills.

Patio door with sliding panel to:

Conservatory

Glazed to two elevations with polycarbonate roof.

Vinyl floor. Shelving.

Patio door with sliding panel to garden. Door to porch.

Inner Hallway

Fitted carpet. Access-hatch to roof space.

Doors to:

Airing Cupboard

Jacketed hot water cylinder with batten shelving over.

Bedroom 1

Built-in wardrobe with hanging rail, shelving and sliding door.

Fitted carpet, radiator, window.

Bedroom 2

Built-in wardrobe with hanging rail, shelving and sliding door.

Fitted carpet, radiator, window.

Bedroom 3

Built-in wardrobe with hanging rail, shelving and sliding door.

Fitted carpet, radiator, window to rear.

Bathroom

Dual flush wc suite. Vanity unit comprising wash hand basin with mixer tap and cupboard under. Tiled splashback.

Chrome towel radiator and standard radiator.

Walk-in shower enclosure with electric shower heater and handrail.

Glass shelving. Obscure window to side.

Kitchen/Dining Room

Extensive range of matching base and wall units with worktops and tiled splashbacks over.

1.5 bowl single drainer inlaid sink with mixer tap. Slot-in electric double oven with grill and having extractor fan over.

Washing machine. Radiator. Vinyl floor.

Large window to front. Half-glazed door to:

Porch

Glazed to two elevations with polycarbonate roof.

Exterior door to garden and interior door to Conservatory.

Vinyl floor. wall light.

Outside

The property is approached from the Council maintained highway through a wooden five bar gate, with pedestrian side gate, and over a short tarmac driveway to the Garage and to the front



door.

A slabbed pathway leads around the property and provides access to the Front Porch / Conservatory as well as to the Lean-to Greenhouse attached to the bungalow on the eastern aspect.

The large grounds surrounding the property have some mature hedged boundaries and some post and wire fencing.

In addition to the GARAGE which has a concrete floor, remote-controlled door, light and power connected and a pedestrian door to the rear, there is a Wood Garden Shed/Workshop and Store.

Local Area

Dollech is located almost equi-distant between the popular tourist and market towns of Rhayader and Llanidloes in beautiful mid Wales.

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

Rhayader also has a good range of pubs, traditional inns, restaurants and a bistro. A wider range of facilities including secondary schools is available at Llanidloes (6 miles), Llandrindod Wells (17 miles), Builth Wells (19 miles) respectively. The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills with wooded valleys and tumbling streams rich in wildlife is about 10 miles distant.

LLANIDLOES is a popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest. Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance.

Llanidloes has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns. Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

The nearest railway stations on the Heart of Wales Line are at Caersws and Llandrindod Wells.

Excellent road links are afforded by the main north-south road A470, and the east-west A44.

The nearest airports of Manchester, Liverpool and Birmingham are within a 2 hour drive, while London is a 3.5 hour drive.

Services

Mains electricity. Private Water and Drainage. LPG gas.

PLEASE NOTE

The occupancy of the dwelling shall be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants;
- or, if it can be demonstrated that there are no such eligible occupiers,
- b) a person or persons who would be eligible for consideration for affordable housing under the local

authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants

Any extension to the property shall be restricted to the south and west elevations. For further information and advice please do not hesitate to contact Clare Evans & Co on 01597 810457,

Local Authority

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

Council Tax

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

Viewing Arrangements

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

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

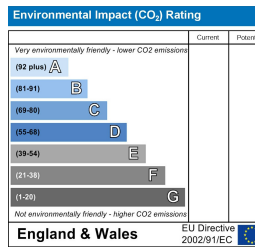
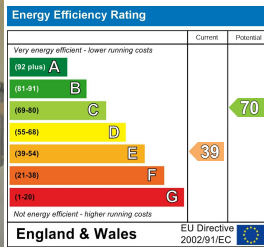
A copy of the Code of Practice is available in the office and on request.

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

Important Notice

These particulars are offered on the 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



PMA Reference
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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.

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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