



Beechbrook, 21 Maesmawr, Rhayader, Powys, LD6 5PL

A detached architect designed split-level bungalow with parking and pleasant gardens. The property overlooks open fields and the upper Wye Valley to the rear and is located in a desirable residential area in the popular tourist and market town of Rhayader. Energy rating 'D'.

- * Entrance Porch * Utility * Hallway * Kitchen/Breakfast Room * Dining Room * Conservatory * Lounge *
- * Four Bedrooms * Bathroom * Former Garage currently providing Storage * Gas Central Heating *
- * Excellent sized gardens * Super rural views * Edge of village location *

£280,000 Guide price
Freehold

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ACCOMMODATION comprises

Entrance Porch

Glazed to two elevations and with French doors to front; polycarbonate roof; tiled floor; external light. Half glazed door and side panel to

Lobby

Fitted carpet. Coat hooks. Door to

Utility

3.61m x 1.57m (11'10 x 5'2)

Wall hung wash hand basin; space and plumbing for washing machine and other white goods. Wall mounted gas combination boiler. Door to two Storage Rooms which have been created by the erection of a partition wall in the previous integral Garage (easily removed).

Store Room 1

Shelving; fluorescent light; carpet tiles; window to side. Doorway to

Store Room 2

Shelving; up and over garage door.

Entrance Hallway

6.55m x 1.75m (21'6 x 5'9)

Fitted carpet, radiator.

Bathroom

3.48m x 1.85m (11'5 x 6'1)

Coved ceiling; low level wc suite; pedestal wash hand basin; panelled bath with twin handgrips; part tiled walls. Fully tiled and enclosed shower unit with electric shower heater and folding doors. Heated towel rail; extractor fan; spotlights; vinyl flooring, obscure window to side.

Galleried Landing

Coved ceiling; access hatch to roof space; fitted carpet. Window with lovely rural views to rear.

Bedroom 1

3.45m x 3.40m (11'4 x 11'2)

Fitted carpet; radiator.

Bedroom 2

3.45m x 3.15m (11'4 x 10'4)

Coved ceiling; radiator. Window to rear with views over the upper Wye Valley.

Bedroom 3

3.45m x 3.15m (11'4 x 10'4)

Extensive fitted wardrobes with louvre doors; fitted carpet; radiator. Window to rear with lovely views.

From Entrance Hallway stairs lead to the

LOWER GROUND FLOOR

Lower Hallway

3.12m x 1.83m (10'3 x 6'0)

Fitted carpet; radiator; built-in Storage Cupboard with shelving.

Kitchen/Breakfast Room

3.43m x 3.12m (11'3 x 10'3)

Range of contemporary base and wall units with worktops and tiled splashbacks over. Single drainer sink; slot-in Rangemaster cooker with two ovens, grill, five gas burners and extractor fan over. Dishwasher; integrated fridge, recessed lighting.

Tiled flooring, radiator; window to side.

Open archway to

Dining Room

3.94m x 3.78m (12'11 x 12'5)

Wooden floor; pine clad ceiling; radiator; window to side. Patio door with sliding panel to



Conservatory

3.63m x 3.00m (11'11 x 9'10)

Glazed to three elevations with part vanity panels to one side. Wooden floor.

Pedestrian door to side giving access to patio area and rear garden.

Lounge

5.05m x 3.94m (16'7 x 12'11)

Fitted carpet; window to side and patio door with sliding panel overlooking gardens and open fields beyond.

Study/ Bedroom 4

3.43m x 3.12m (11'3 x 10'3)

Fitted carpet; radiator; secondary glazed window to side.

Outside

The property is located in a pleasant location overlooking open fields and the upper Wye Valley. A short tarmac driveway provides parking for several cars and leads to the integral Garage (13'10 x 10'9 ft) (currently providing two Store Rooms).

A pathway at the side of the property

leads to the rear where there is an excellent sized garden. with mature tree and hedged boundaries At the bottom of the garden there is a stream.

Local Area

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

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

Services

Mains gas, electricity, water and drainage.

Local Authority

Powys County Council (Radnorshire) Tel 01597 826000 www.powys.gov.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



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	



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

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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

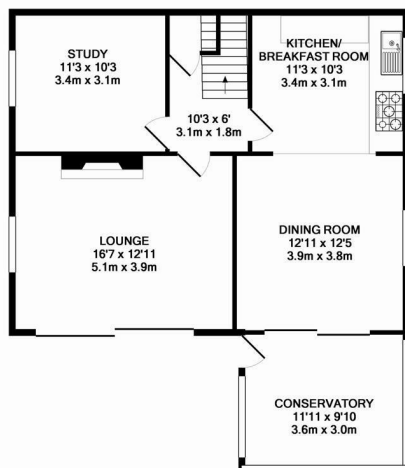
Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

Council Tax

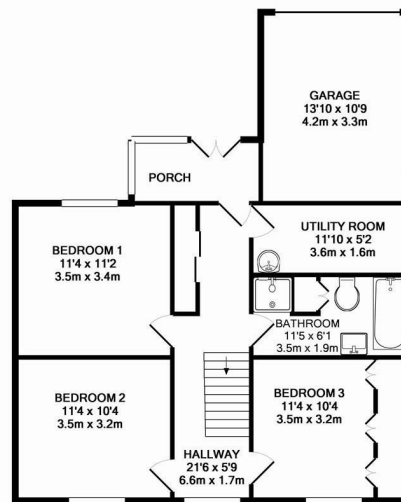
We are advised that the property is in Council Tax Band tbc.

PMA Reference

0306925423



GROUND FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.1 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 804 SQ.FT.
(74.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1581 SQ.FT. (146.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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