



## 5 Rock Terrace, Church Street, Rhayader, Powys, LD6 5BB

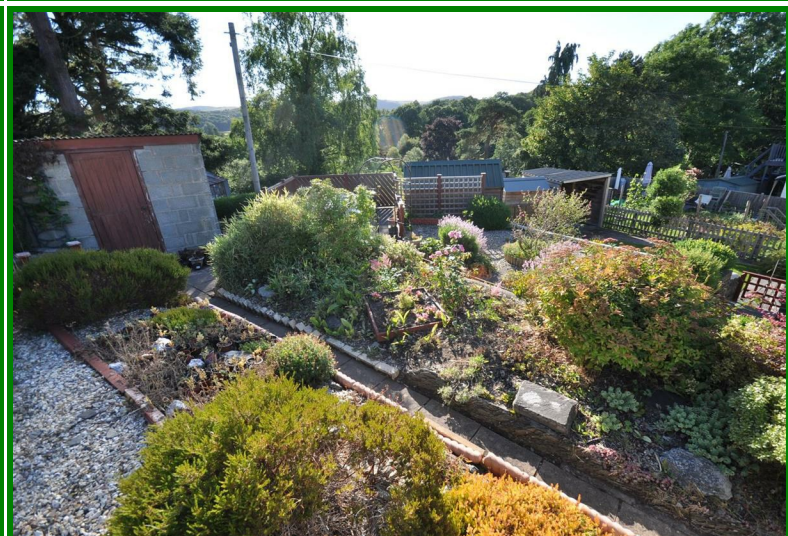
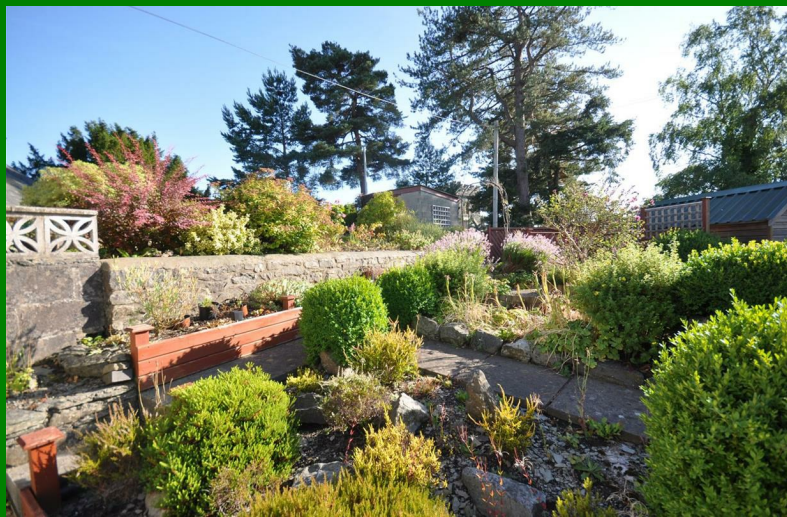
Originally two cottages but recently lived in as one dwelling is this four bedroom mid-terrace period property with unique garden to the rear having views of the Waun Capel Parc where the River Wye meanders through, and to the Elan Valley hills beyond.

The property could suit a family or investor and may also be suitable for returning to two cottages, subject to the granting of any necessary consents.

\* Two Living Rooms \* Kitchen \* Dining Room \* Three First Floor Bedrooms \* One Second Floor Bedroom \* Bathrooms \* Utility Room \* uPVC Glazing \* Rear Garden \* Council Tax 'D' \* EPC Rating 'tbc' \*

**£205,000 Price**  
**Freehold**

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



**ACCOMMODATION comprises:**

Nos 5 and 6 Rock Terrace were two separate cottages that have been lived in as one property for some decades.

Originally providing two bedrooms each, the property now comprises four/five bedrooms, two bathrooms, a kitchen, dining room and two living rooms as follows: No 5 has a Living Room, Kitchen, Two first Floor Bedrooms and a Bathroom, plus a Second Floor Bedroom whilst No 6 has a Living Room, Dining Room (open to the adjacent Kitchen), Two Bedrooms and a Bathroom.

**NO 5 ROCK TERRACE**

**Living Room**

Fitted carpet, night storage heater, door and window to front.

Stone and tiled fireplace currently fitted with a coal effect electric fire.

**Kitchen**

Range of base, wall and glass display units with worktops over. Single drainer sink with mixer tap. Double electric oven

with grill.

Laminate floor.

Window and door to rear.

**FIRST FLOOR**

Staircase with fitted carpet and handrail rises to the First Floor.

**Landing**

Fitted carpet. Doors to:

**Bedroom 1**

Fitted carpet, night storage heater, two windows to front.

Built-in wardrobes with louvre doors.

**Bedroom 2/Study**

Fitted carpet, night storage heater, window to rear.

Open doorway to the Landing of No 6.

**Utility Room**

WC suite and pedestal wash hand basin. Worktop with plumbing for washing machine.

Obscure window and half-glazed door that provides access to the rear garden.

**SECOND FLOOR**

A staircase with fitted carpet and handrail rises to the Second Floor.

**Bedroom 3**

Fitted carpet, night storage heater, dormer window to rear.

Built-in storage.

Exposed painted purlin with part sloping ceilings.

**NO 6 ROCK TERRACE**

**Living Room**

Wood mantel surround.

Fitted carpet, night storage heater, door and window to front.

Staircase with fitted carpet rises to the First Floor.

**Dining Room**

Laminate floor, night storage heater, half-glazed door to rear.

Open to the Kitchen.

**FIRST FLOOR**



#### Bedroom 4

Fitted carpet, night storage heater, two windows to front.

#### Bedroom 5

Dual flush wc suite, pedestal wash hand basin, panelled bath.

Part tiled walls. Electric heater.

Two windows to rear.

#### Outside

The property enjoys a good sized garden at the rear, accessed via a small walkway, and which comprises the majority of the 'rock' that gives Rock terrace its' name.

The current vendor has created a delightful area where there are slabbed patio seating areas, ideal for enjoying the glorious views over the Waun Capel Parc where the River Wye meanders through, and towards the Elan Valley hills.

There are flower beds and borders and lots of herbaceous plants and flowering shrubs.

A very useful block built shed is also included in the sale.

#### Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://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.

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](http://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.

#### Services

Mains electricity, water and drainage.

#### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk).

#### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

#### Council Tax

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

#### 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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

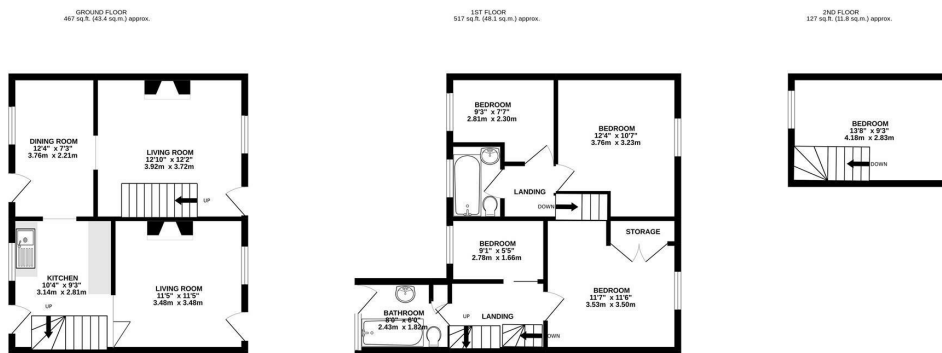
Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every 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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**PMA Reference**  
1306925822



TOTAL FLOOR AREA - 1111 sq. ft. (103.2 sq.m.) approx.  
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