



## The Cottage, Y Maes, Rhayader, Powys, LD6 5DE

Pleasant FOUR BEDROOM semi-detached (one ensuite) property located a short distance from the facilities and amenities of the market town of Rhayader. The property benefits from two reception rooms and a ground floor ensuite bedroom.

\* Lounge \* Sitting Room / Dining Room \* Kitchen \* Utility Room/Rear Entrance Hall \* Ground Floor Ensuite Bedroom 4 \*

\* Three further Bedrooms \* Bathroom \* Enclosed Rear Yard \* Outbuilding \* GCH \* EPC Rating 'tbc' \*

# £179,950 Offers in the region of Freehold

Rhayader Sales  
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**ACCOMMODATION comprises:**

**Entrance Lobby**

Doors to Lounge and Sitting Room.

**Lounge**

Spacious room with sash windows to the front and to the rear. Mains gas fire set on slate hearth.

Picture rail, fitted carpet, radiator.

Door to Kitchen.

**Sitting Room / Dining Room**

Mains gas fire set on slate hearth.

Fitted carpet, radiator, sash window to front.

Archway to Kitchen.

**Kitchen**

Base and wall units with worktops and tiled splashbacks over and incorporating a single drainer sink with cupboard below. Electric cooker.

Understairs cupboard. Fitted carpet. Radiator.

Internal sash window to Utility Room.

**Ground Floor Ensuite Bedroom**

Windows to side and to rear. Fitted carpet, radiator, pine clad ceiling. Electric storage heater.

Shower cubicle with electric shower heater and glass door.

Door to separate room with wc suite and pedestal wash hand basin.

Fully tiled walls, pine clad ceiling, window to side.

**Utility / Rear Entrance Hall**

Tiled effect vinyl floor. Pine clad ceiling.

Glazed external door with glass side panel, Window to side.

**FIRST FLOOR**

A staircase with fitted carpet and handrail rises to the First Floor

**Landing**

Fitted carpet, window to rear, built-in cupboard.

Doors to:

**Bedroom 1**

Picture rail, fitted carpet, radiator.

Two sash windows to front.

Built in cupboard.

**Bedroom 2**

Picture rail, fitted carpet, radiator.

Sash window to front.

**Bedroom 3**

Picture rail, fitted carpet, radiator.

Sash window to rear.

**Bathroom**

Panelled bath with tiled surround, pedestal wash hand basin and wc suite.

Fluorescent light with shaver point. Vinyl floor. Sash window to rear.





### Outside

The property is approached from the pavement at the front and access to the rear is afforded via a right of way at the side of the house. This right of way is also used by neighbouring properties.

Adjacent to the rear extension in an enclosed yard which has been slabbed and is suitable for sitting out or for patio planters and containers. The views of the Upper Wye Valley are really lovely.

The rear 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.

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](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/Private electricity, gas, 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 C.

### 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



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	



mentioned have not been tested by us and we cannot verify that they are in working order.

Scheme and therefore adhere to their Code of Practice.

**PMA Reference**  
1716925023

All photographs remain the copyright of Clare Evans & Co.

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

**The Property Ombudsman**

Clare Evans & Co is a member of The Property Ombudsman Estate Agents

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

# Floorplan



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