



## Tyn y Ddol, 23 Bryngwy, Rhayader, Powys, LD6 5BN

Well maintained and very well presented TWO/THREE BEDROOM detached bungalow with GARAGE enjoying a south facing location in a most favoured area on the southern outskirts of the market town of Rhayader, the first town on the River Wye. The property has a lawned garden to the front and an enclosed low maintenance garden to the rear. Views from the house are superb. Being a short level walk from town centre amenities and facilities early viewings are highly recommended.

\* Entrance Hall \* Cloakroom with WC \* Front Lounge \* Rear Lounge (Bedroom 3) \* Conservatory \* Kitchen/Dining Room \*

\* Two Double Bedrooms \* Bathroom \* Garage \* uPVC Double Glazing \* GCH \* EPC Rating 'tbc' \*

**£315,000 Asking 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:**

**Entrance Hall**

Half glazed entrance door and side panel. Fitted carpet.

**Ground Floor Cloakroom**

Pedestal wash hand basin and wc suite with tiled surround.

Fitted carpet. Radiator. Obscure window to side.

**Front Lounge**

Mains gas coal-effect fire set on a slate hearth and having mantel shelf over.

Coved ceiling, fitted carpet, radiator.

Picture window to front with delightful views of the mid Wales hills and from where red kites can often be seen circling overhead.

**Inner Hallway**

Fitted carpet, Radiator. Access hatch to roof space.

Three built-in cupboards - two used for

cloaks and storage with hanging rail and shelving, and a third offering an Airing Cupboard with radiator having batten shelving over.

Doors to:

**Kitchen/Dining Room**

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

2.5 bowl inlaid sink with mixer tap.

Slot-in electric double oven. Space under worktops for fridge, freezer and washing machine.

Tile effect vinyl floor. Radiator.

Large window to side and half-glazed door giving access to the part-covered driveway /car port.

**Rear Lounge/Bedroom 3**

Built-in cupboard. Fitted carpet, radiator and electric wall heater.

Patio door with sliding panel leads in to the:

**Conservatory**

Glazed to five sides with fitted vertical blinds and thermoplastic roof.

Wall light, fitted carpet, radiator.

Pedestrian door gives access to the rear garden.

**Bedroom 1**

Built-in wardrobes. Fitted carpet, radiator, window to side.

**Bedroom 2**

Built-in wardrobes. Fitted carpet, radiator, window to rear.

**Bathroom**

Pedestal wash hand basin with fluorescent light, shaver point and mirrored cabinets over.

WC suite. Panelled bath with electric shower heater and folding shower screen.

Majority tiled walls. Wall mounted fan heater.



Tiled effect vinyl floor. Obscure window to side.

### Outside

The property is approached over a tarmac driveway and through double metal gates to a car port/parking area in front of the GARAGE which has a metal up-and-over door, concrete floor, shelving and with light and power connected.

The front of the property is laid mainly to lawn with some flowering shrubs and bushes.

Two wicket gates either side of the property give access to the low maintenance enclosed rear garden with extensive slatted areas, ideal for pot containers, and for al fresco dining.

There is a well stocked shrubbed border to the rear.

The views of the heather clad hills of the upper wye Valley from the property really are very special.

### Local Area

Rhayader is a friendly market town

([www.rhayader.co.uk](http://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](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.

### Viewing Arrangements

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

### Council Tax

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

### Local Authority

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81 plus) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

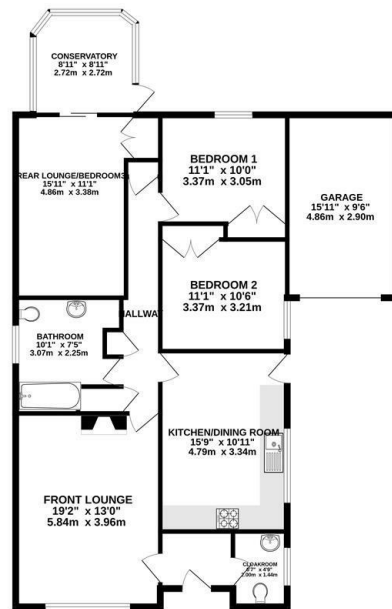
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A copy of the Code of Practice is available in the office and on request.

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

### PMA Reference

GROUND FLOOR  
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq ft. (114.1 sq m.) approx.  
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