



East Wing, Carreg Llwyd Place, South Street, Rhayader, LD6 5BL

Period FIVE BEDROOM (one ensuite) property retaining great charm and character, set over three floors. The dwelling forms the East Wing of a beautiful Victorian country house located on the southern outskirts of Rhayader where there are lovely views of the Upper Wye Valley and from where red kites can regularly be seen circling overhead. With part ownership of large landscaped grounds and gardens extending to approximately 2 acres this property is definitely one to come and view!

* Entrance Hallway * Kitchen/Dining Room * Lounge * Five Bedrooms (one ensuite) * Two further Bathrooms *

* uPVC Double Glazing * Gas Central Heating * EPC Rating 'E' *

£315,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

The East Wing offers prospective purchasers the opportunity to live in a beautiful house that has generously proportioned rooms, with high ceilings, large sash windows that let the light in and other character features.

The Ground Floor has a Kitchen and Dining Room, as well as the comfortable lounge with cosy wood burning stove.

The First Floor has three bedrooms (one ensuite) as well as an additional bathroom, while the Second Floor has two further bedrooms and bathroom.

Entrance Hallway

Flagstone-effect slate floor. Radiator. Space under staircase provides useful storage options. Exposed brickwork along the staircase.

Doors to:

Kitchen/Dining Room

Excellent range of contemporary base and wall units with worktops and tiled splashbacks over. Single drainer inlaid sink with mixer tap, slot-in range style dual fuel cooker with chimney-style extractor fan over.

Space and plumbing under workspace for washing machine and tumble drier.

Extractor Fan. Radiator. Ceramic tiled floor. Sash windows to front and to rear.

Lounge

Delightful room with log burner set on a slate tiled hearth. Two radiators. Fitted carpet.

Double aspect provided by large sash windows to the front and to the rear.

FIRST FLOOR

First Floor Landing

From the Entrance Hallway an architecturally attractive stone staircase with cast iron railings rises to the First Floor via a half turn.

There is a part-window to the front. Doors to:

Bedroom 1 (ensuite)

Coved ceiling, fitted carpet, radiator. Sash window to front.

Ensuite

Dual flush wc suite, pedestal wash hand basin with mixer tap and tiled surround. Illuminated mirror.

Fully tiled shower cubicle with electric shower

heater and glass sliding doors. Chrome towel radiator.

Tile effect floor. Sash window to rear.

Bedroom 2

Exposed floorboards, radiator, sash window to rear. Access-hatch to loft space.

Bedroom 3

Fitted carpet, radiator, window to front.

Bathroom

Dual flush wc suite, pedestal wash hand basin with mixer tap and tiled surround. Fully tiled and enclosed shower cubicle with electric shower heater and glass sliding door.

Extractor fan. Tile-effect flooring. Access-hatch to loft space. Triple aspect provided by windows to three sides.

SECOND FLOOR

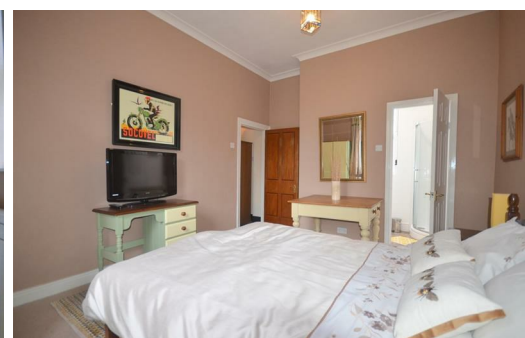
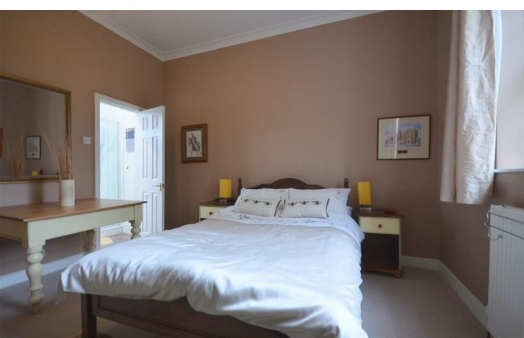
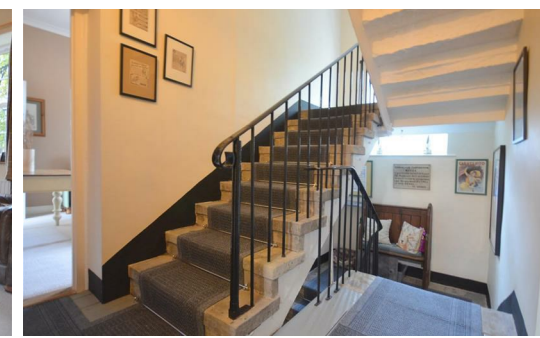
From the First Floor Landing the stone staircase with cast iron railings rises, via a half-turn with window to the front, to the Second Floor.

Second Floor Landing

Exposed painted floorboards. Access-hatch to loft space. Doors to:

Bedroom 4

Double aspect provided by a window to the



front and a window to the rear, having lovely rural views.

Fitted carpet. Radiator.

Bedroom 5

With raised bed platform. Sash window to front.

Bathroom

Dual flush wc suite, pedestal wash hand basin with tiled splashback, mirror and shaver point over.

Large shower cubicle with electric shower heater and glass sliding door.

Majority tiled walls. Tile-effect floor. Obscure window to rear.

Outside

There is a large parking and turning area at the front of the main house as well as a secondary parking area at the rear.

Owners of the property can enjoy use of the extensive lawned gardens and grounds, ornamental pond, internal courtyard with paved seating area of this exclusive development.

PLEASE NOTE

Services

Mains electricity, water and drainage.

There is a service charge of £550 per annum toward the upkeep of the communal gardens and outside areas.

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 D.

Viewing Arrangements

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

Local Area

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

The popular tourist town 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.

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,



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	81

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	



doors and rooms are approximate and should be used as such by prospective purchasers.

The Property Ombudsman

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

PMA Reference

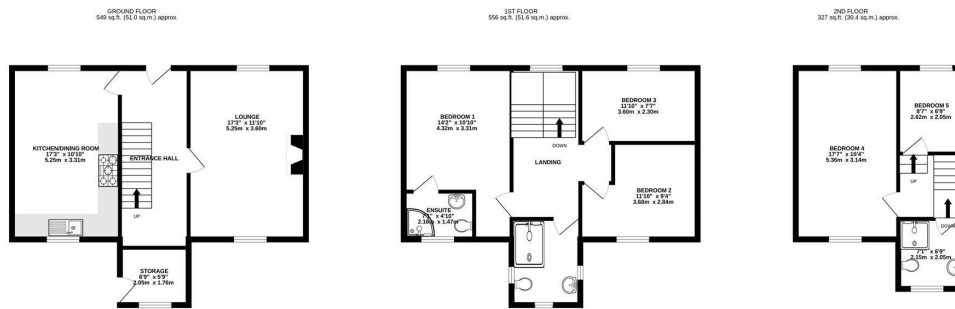
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Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

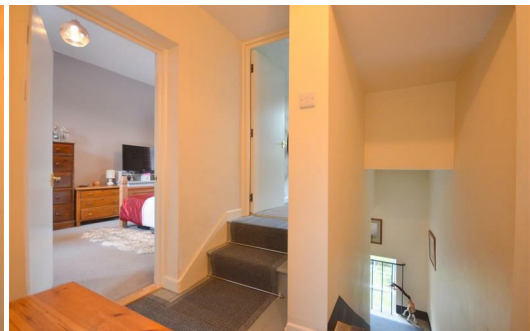
A copy of the Code of Practice is available in the office and on request.

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



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.
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