



## Gwar-y-Coed, 30 Maesmawr, Rhayader, Powys, LD6 5PL

Delightful detached FOUR BEDROOM (including one ground floor bedroom) executive property in excellent order, located on a favoured residential area in Rhayader. The property has superb views of the upper Wye Valley and surrounding hills and viewing is recommended.

- \* Entrance Hall \* Lounge \* Sitting Room/Dining Room \* Kitchen/Breakfast Room \* Utility Room \*
- \* Ground Floor WC \* Four Bedrooms \* Bathroom \* uPVC Double Glazing \* Flexel Electric Ceiling Heating (No Maintenance Required) \*
- \* Off-Road Parking \* EPC Rating 'F' \*

# £325,000 Offers in the region of Freehold

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E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)





**ACCOMMODATION comprises:**

**Reception Hall**

uPVC entrance door with side panel opens in to the Reception Hall. Cloak cupboard with hanging rail and shelving with sliding doors. Fitted carpet.

Open-tread staircase rises to the First Floor.

**Lounge**

Coved ceiling. Fitted carpet. Fireplace with wood mantel surround, composite marble hearth and backplate, currently fitted with a coal-effect electric fire.

Glazed door and side panel to:

**Sitting Room / Dining Room**

Open-plan room. Fitted carpet. Patio door with sliding panel opens to the rear garden.

Glazed inner door to Kitchen/Breakfast Room.

**Kitchen/Breakfast Room**

Extensive range of base, wall and open

shelved units with worktops and tiled splashbacks over. Matching dresser-style unit with glass doors and wine rack.

Inlaid gas hob with integrated electric cooker hood over. Inlaid ceramic sink. Eye-level double oven with grill.

Floorboard-effect laminate floor.

**Utility Room**

Matching base and wall units with worktops over. Space and plumbing for washing machine. Access-hatch to loft space. Tiled floor.

Half-glazed door and window to rear.

**Separate WC**

Dual flush wc suite, wash hand basin with tiled splashback. Tiled floor. Obscure window to side.

**Ground Floor Bedroom 4**

Electric underfloor heating. Fitted carpet. vanity unit with sink, cupboard and tiled splashback with mirror over. Window to front.

**FIRST FLOOR**

**Landing**

Fitted carpet. Octagonal window to side with lovely views of the upper Wye Valley.

Access-hatch to roof space. Airing Cupboard with batten shelving and mains gas boiler.

**Bedroom 1**

Excellent range of fitted bedroom furniture.

Built-in wardrobe with hanging rail and shelving. Fitted carpet. Window to front.

**Bedroom 2**

Fitted bedroom furniture.

Built-in wardrobe with hanging rail and shelving. Fitted carpet. Window to rear.

**Bedroom 3**

Fitted carpet. Window to front.

**Bathroom**

Panelled with with shower over, WC suite. Pedestal wash hand basin, Extractor fan. Tower radiator.

Fully tiled walls. Obscure window to rear.





### Outside

The property is approached over a short block pavier driveway providing off-road parking. The entrance door to the house is under a covered overhang.

The front garden is laid mainly to lawn with attractive flowering shrubs and bushes.

Access to the rear garden is afforded via wicket gates each side of the property. The level, low maintenance rear garden is attractively slabbed with raised flower beds behind dwarf brick walls. Two wood garden sheds are 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. 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.

### Services

Mains electricity, gas, water and drainage. The property has electric ceiling heating that the vendors advise needs no maintenance and there is a separate thermostat in every room. The mains gas supplies the hob in the kitchen and a gas boiler provides the hot water.

### 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 E.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.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. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.



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	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81 plus) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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available in the office and on request.

### The Property Ombudsman

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

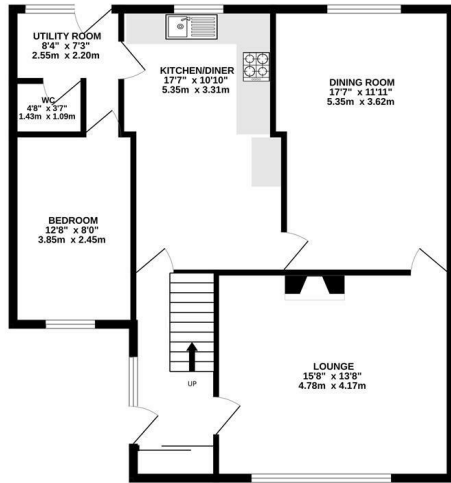
Clare Evans & Co's complaints procedure is also available on request.

### PMA Reference

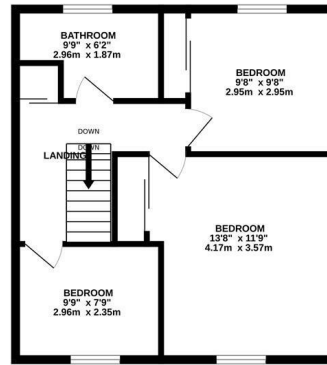
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A copy of the Code of Practice is

GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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