



## The Den, 3 Maesmawr, Rhayader, Powys, LD6 5PL

THREE BEDROOM detached bungalow with GARAGE and gardens located in a pleasant residential area in the popular tourist and market town of Rhayader. The property is of non-standard construction and offers prospective purchasers with the opportunity to acquire a property in a sought after location. Please note that the property is of non traditional construction.

- \* Entrance Hall \* Separate WC \* Lounge/Dining Room \* Sitting Room \* Inner hall \*
- \* Secondary Entrance Hall \* Three Bedrooms \* Bathroom \* Garage \* Gardens \*
- \* Off-road Parking \* EPC Rating D \*

# £219,950 Offers in the region of Freehold

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Powys, LD6 5BU  
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**ACCOMMODATION**  
comprises:

**Entrance Hall**

Half-glazed door with side panel.  
Fitted carpet. Built-in cupboard.

**Ground Floor WC**

WC suite, pedestal. Wash hand basin.  
Wall cupboard.

Space and plumbing for washing  
machine. Obscure window to front.

**Lounge / Dining Room**

'L' shaped room with coved ceiling,  
fitted carpet and two radiators.  
Fireplace currently fitted with electric  
log-effect fire.

Double aspect is provided by two  
windows each to the front and side  
aspects.

**Kitchen**

Matching base and wall units with  
worktops and tiled splashbacks over  
and incorporating and inlaid 1.5

bowl ceramic sink with mixer tap.

Slot-in electric cooker. Space under  
worktop for fridge. Window to side.

Door to Pantry cupboard with  
shelving. Two further built-in  
cupboards.

**Inner Hallway**

Fitted carpet. Access hatch to roof-  
space.

**Secondary Entrance Hall**

Half-glazed entrance door with side  
panel. Floorboard-effect vinyl floor.  
Glazed inner door.

**Bedroom 1**

Fitted carpet. radiator. Large built-in  
wardrobe.

Window to rear overlooking the  
garden.

**Bedroom 2**

Fitted carpet. radiator. Large built-in  
wardrobe.

Window to rear overlooking the  
garden.

**Bedroom 3**

Fitted carpet. radiator. Built-in  
wardrobe.

Window to side.

**Bathroom**

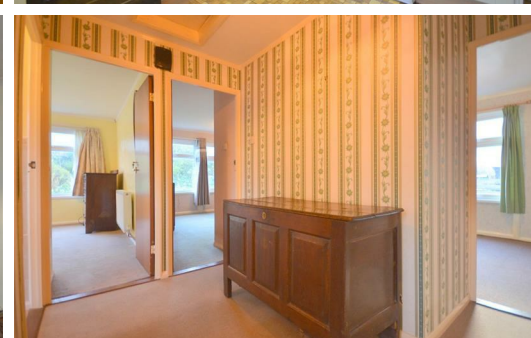
Dual flush wc suite, pedestal; wash  
hand basin, corner shower cubicle  
with glass sliding doors.

Majority tiled walls. Obscure window  
to side.

**Outside**

The property is approached over a  
short tarmac driveway to the  
detached GARAGE with concrete  
floor, metal up and over door. The  
front lawn is laid mainly to lawn and  
from where there are pleasant views  
of the surrounding hills.

Access is via wicket gates at each



side of the property and gives access to the rear garden which is laid to lawn with flower borders and where there are two storage sheds 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.

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.

### 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.

### Services

Mains electricity, gas, water and drainage.

### Please Note

This property is of non traditional construction which we believe to be of Woolaway design.

### 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.

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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	



## The Property Ombudsman

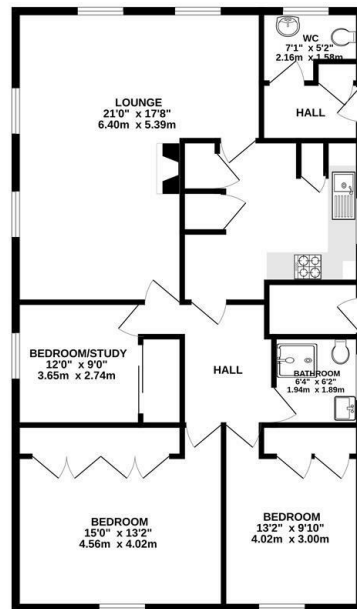
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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

**PMA Reference**  
3016925123

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

GROUND FLOOR  
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is made as to their operability or efficiency can be given.  
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