



5 Nantmadog, Elan Valley, Near Rhayader, Powys, LD6 5HN

A delightful semi-detached THREE BEDROOM bungalow with large garden and off-road parking, located in a peaceful cul-de-sac amidst the beautiful scenery of the Elan Valley, near the popular tourist and market town of Rhayader. This is a RARE OPPORTUNITY to acquire a freehold property in the renowned Elan Valley and viewing is highly recommended.

- * Entrance Hallway * Kitchen / Dining Room * Lounge * Three Bedrooms * Bathroom *
- * Front and Rear Gardens * Council Tax Band 'B' * uPVC Double Glazing *
- * Oil-Fired Central Heating * Energy Rating C / EER 79 *

**£250,000 Price
Freehold**

Rhayader Sales
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ACCOMMODATION comprises;

Utility Room

Half glazed entrance door and side panel. Fitted worktop with space under for white goods.

Freestanding oil fired central heating boiler.

Ceramic tiled floor and window to side.

Half-glazed door to

Kitchen/Dining Room

4.29m x 3.43m (14'1 x 11'3)

Excellent range of base and wall units with fitted worktops and tiled splashbacks. Built-under electric oven with grill, inlaid hob and integrated extractor fan over. Inlaid one and a half bowl single drainer sink with mixer tap. Space and plumbing for dishwasher/washing machine and other white goods.

Floorboard effect vinyl floor; extractor fan; radiator.

Two windows with super views of open countryside and broad-leaved woodlands.

Lounge

4.78m x 4.29m (15'8 x 14'1)

Floorboard effect vinyl floor; three windows as well as a glazed exterior door giving access to the garden; radiator.

Inner Hallway

Floorboard effect vinyl floor; radiator; access hatch to roof space. Built-in cupboards.

Bedroom 1

3.71m x 2.95m (12'2 x 9'8)

Fitted carpet; radiator; built-in wardrobe with louvre doors, hanging rail and with cupboard over.

Bedroom 2

3.15m x 2.95m (10'4 x 9'8)

Fitted carpet. Radiator.

Bedroom 3

3.05m x 2.69m (10'0 x 8'10)

Fitted carpet, Radiator.

Bathroom

2.69m x 2.34m (8'10 x 7'8)

Low level dual flush WC suite; pedestal wash hand basin with tiled splashback; panelled bath with electric shower over and majority tiled walls.

Extractor fan; radiator; two obscure windows.

Outside

The property is approached via a right of way over a private driveway (completely resurfaced within the last five years) that leads to a gravelled parking area at the side of the property, with space for two cars. A wicket gate in the fence enclosing the level, lawned rear garden leads to the entrance door via a slabbed pathway.

The front garden is also low



maintenance, laid to lawn with a wood shed, oil tank and lovely views of the Elan Valley hills. There is an outside light and an outside tap.

Services

Mains electricity, water and drainage. Oil fired central heating.

The property also benefits from photovoltaic panels providing electricity to the property and there is an ongoing feed in tariff that will pass to the purchaser (further details are available from the agent).

Council Tax

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

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Viewing Arrangements

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

Local Area

The property is located in the glorious

scenery of the noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills, some 4 miles west of the market town of Rhayader, a friendly market town (www.rhayader.co.uk).

There is a very useful walking and cycling trail close to the property that leads to Rhayader and also around part of the Elan Valley.

The popular town has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, pump track, 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 west Wales coast and university

town of Aberystwyth is 30 miles distant.

The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells.

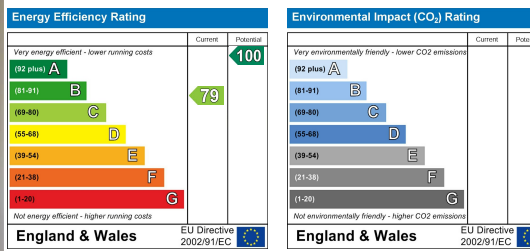
Excellent road links are afforded by the main north-south road A470, and the east-west A44.

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, 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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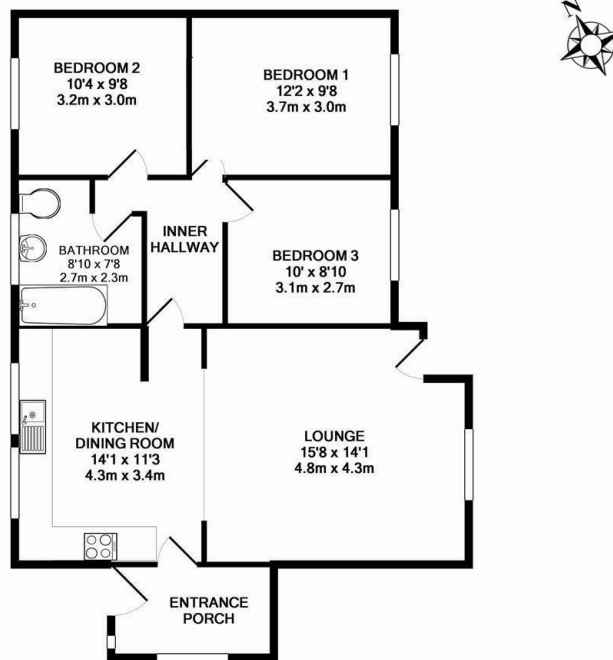
The Property Ombudsman

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
0306925124

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



TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

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