



Lingen Newydd, Bryntirion Lane, Rhayader, Powys, LD6 5LT

Delightful THREE BEDROOM detached bungalow with integral garage, ample off-road parking and good-sized gardens having views of surrounding hills. The bungalow occupies a peaceful, sought after location on the outskirts of the market town of Rhayader.

- * Covered Entrance * Kitchen * Inner Hallway * Front Entrance Hall * Three Bedrooms * Bathroom *
- * Garage * Utility Room * Gardens * Car Port * Gas Central Heating *
- * Council Tax Band 'E' * Energy Rating 'C' / EER 70 *

£350,000 Price
Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



ACCOMMODATION comprises

Covered Entrance

Spacious covered entrance with outside light and tiled floor.

Stable-style entrance door to:

Kitchen/Dining Room

Recently installed matching base and wall units with worktop and tiled splashbacks over and having inlaid single drainer sink unit with mixer tap.

Slot-in electric cooker with double oven and having chimney-style extractor fan over.

Coved ceiling, recessed lights, vinyl floor. Two radiators. Window to rear.

Door to Lounge and door to:

Inner Hallway

Floorboard effect laminate floor, radiator. Airing Cupboard with batten shelving. Two cloak cupboards.

Lounge

Stone fireplace and chimney breast currently fitted with a mains gas fire. Two radiators.

Floorboard-effect laminate floor, Wall lights and pendant lights.

Large patio door provides lovely far reaching views towards the Elan Valley hills.

Front Entrance Hall

Floor to ceiling glazed door with side panel having lovely views and opening on to the south facing gardens.

Floorboard-effect laminate floor.

Bedroom 1

Coved ceiling, fitted carpet, built-in cupboard.

Radiator. Window to front.

Bedroom 2

Coved ceiling, built-in wardrobe; laminate floor.

Radiator. Window to rear,

Bedroom 3

Coved ceiling, built-in wardrobe; fitted carpet.

Radiator. Window to rear,

Bathroom

Recently installed contemporary bathroom suite comprising vanity unit with wash hand basin and cupboard under, dual flush wc suite, panelled bath, fully enclosed shower cubicle.



Chrome towel radiator. Floorboard-effect vinyl floor. Fluorescent light with electric shaver point..

Two opaque windows to rear.

Garage

Having metal up-and-over door, concrete floor and window to rear.

Utility Room

Single drainer sink unit with cupboard under; wall mounted gas boiler; tiled floor.

Window to side. Access-hatch to roof space.

Outside WC

Low level WC suite; tiled floor; opaque window to side.

Services

Mains electricity, gas, water and drainage.

Local Authority

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

Council Tax

We are advised the property is in Tax Band 'E'

Tenure

Freehold

Viewing Arrangements

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

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill.

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			84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-44) E			
(13-34) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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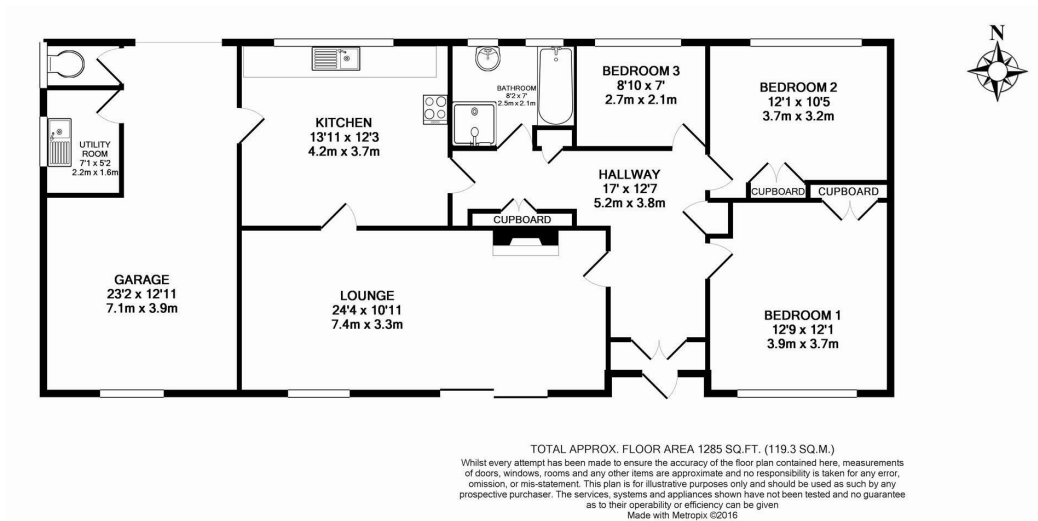
A copy of the Code of Practice is available in the office and on request. 1906925224

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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