



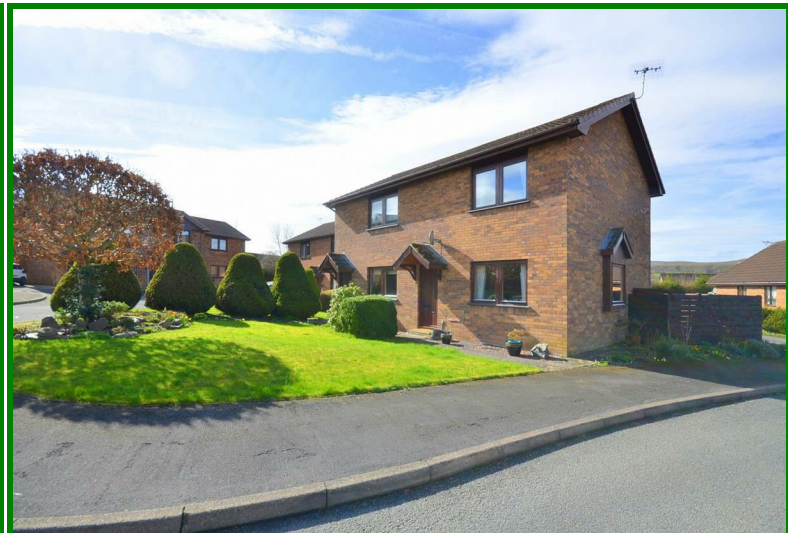
## 11 Maes Cottage Estate, Rhayader, Powys, LD6 5PP

Pleasant TWO DOUBLE BEDROOM semi-detached property in a peaceful residential area and having level, low maintenance gardens located a convenient distance from the town centre facilities and amenities of the popular market and tourist town of Rhayader.

\* Entrance Lobby \* Lounge \* Kitchen/Dining Room \* Two Double Bedrooms \* Bathroom \*  
\* Triple Glazing \* Gas central Heating \* EPC Rating 'tbc' \* Off Road Parking \*

**£179,950 Price**  
**Freehold**

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



**ACCOMMODATION**  
comprises:

**Entrance Lobby**

Coved ceiling, coat hooks, , fitted carpet, radiator.

**Lounge**

Coved ceiling, laminate floor, radiator. Windows to the front and to the side give a lovely double aspect.

Open archway to:

**Kitchen/Dining Room:**

**DINING AREA**

Coved ceiling, laminate floor, radiator. Wall-mounted gas boiler.

Door to rear.

**KITCHEN AREA**

Coved ceiling. Range of base and wall units with worktops and tiled splashbacks over. Single drainer inlaid sink. Slot-in electric double oven with grill.

Space and plumbing under worktop for washing machine. Space for fridge freezer. Vinyl floor. Window to rear.

**FIRST FLOOR**

Staircase with fitted carpet and handrail rises to the First Floor.

**Galleried Landing**

Coved ceiling. Fitted carpet, Access-hatch to roof-space.

Airing Cupboard with batten shelving and louvre door.

**Bedroom 1**

Coved ceiling, fitted carpet, radiator.

Built-in wardrobes with shelving, hanging rails and louvre doors.

Window to front.

**Bedroom 2**

Coved ceiling, fitted carpet, radiator.

Built-in wardrobes with shelving, hanging rail and louvre doors.

Window to rear with lovely views towards the Elan Valley hills.

**Bathroom**

Coved ceiling, vinyl floor, radiator.

Dual flush wc suite. Pedestal wash hand basin, Panelled bath with electric shower over.

Fully tiled walls. Obscure window to rear.

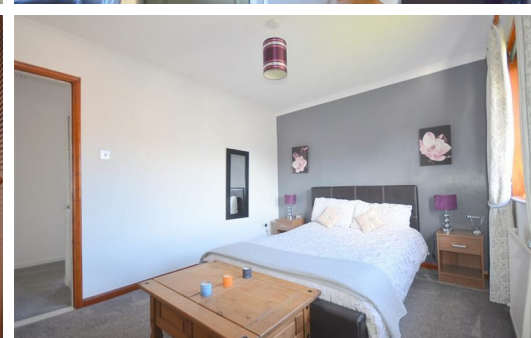
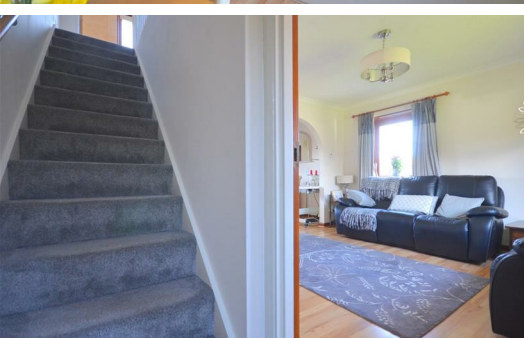
**Outside**

The property is approached off the tarmacadam road to a parking and turning area at the rear of the property.

The pleasant front garden is laid to lawn with some attractive shrubs.

To the rear of the property there is a paved seating area, from where the Elan Valley hills can be seen.

A wood storage shed is also included in the sale.



## Services

Mains electricity, gas, water and drainage. Triple Glazing.

## 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 C.

## Local Area

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

It 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.

## 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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## The Property Ombudsman

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

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	

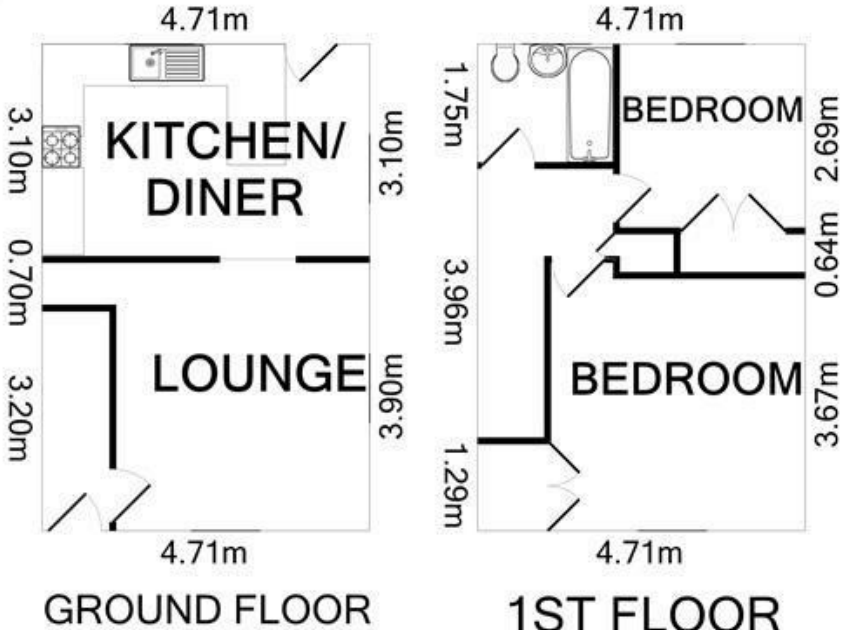
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



request.

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

**PMA Reference**  
2106925324



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