



## Treflyn, Nantglas, Llandrindod Wells, Powys, LD1 6PB

Three bedroom (one ensuite) detached country bungalow with garage and gardens and surrounded by farmland in the glorious mid-Wales countryside. Please note that this property is of non-standard construction.

The property also benefits from a Kitchen/Dining Room with Conservatory off, Lounge, Utility Room and separate Office/Second Reception Room. Please note that the property is of non-standard construction.

\* Lounge \* Kitchen/Dining Room \* Conservatory \* Three Bedrooms (one ensuite) \*  
\* Bathroom \* Utility \* Separate WC \* uPVC \* EPC Rating 'tbc' \*

**£275,000 Price**  
**Freehold**

Rhayader Sales  
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**ACCOMMODATION comprises:**

**Covered Passageway**

Half-glazed entrance door and half-glazed external door to rear. This passageway needs some finishing off.

Slabbed floor.

**Kitchen Area**

Base and wall units with worktops and tiled splashbacks over. Pantry cupboard with shelving.

Two bowl single drainer sink mixer tap. Slot-in electric double oven with extractor fan over. Oil boiler.

Vinyl floor. Access-hatch to roof space. Window to rear.

**Dining Area**

Coved ceiling, radiator, patio door with sliding panel to Conservatory.

Glazed door to Lounge and glazed door to Inner Hallway.

**Conservatory**

Glazed to three elevations and set on a dwarf wall. Fitted roller blinds. Pedestrian

doors to each side, giving access to the side and rear gardens.

Two radiators. Ceramic tiled floor.

**Lounge**

Brick fireplace with wood mantel shelf over, tiled hearth and currently fitted with a wood burning stove.

Coved ceiling, radiator, fitted carpet. Recessed bookshelf.

Window to side and large patio door with sliding panel overlooking the front garden and with views over the neighbouring farmland.

**Inner Lobby**

**Bedroom 1 (Ensuite)**

Coved ceiling, fitted carpet, radiator. Window to front.

**Ensuite**

Pedestal wash hand basin with tiled splashback. Dual flush wc suite.

Fully tiled and enclosed large walk-in shower cubicle with glass sliding door.

Chrome towel rail. Ceramic tiled floor.

Obscure window to front.

Large Airing Cupboard with batten shelving.

**Bedroom 2**

Coved ceiling, fitted carpet, radiator. Window to front.

**Bedroom 3**

Coved ceiling, fitted carpet, radiator. Window to rear.

**Bathroom**

Pedestal wash hand basin with tiled splashback. Dual flush wc suite. Shower cubicle with glass sliding door and electric shower heater.

Chrome towel rail. Tiled floor. Two windows to rear.

**Utility Room**

Accessed from the rear of the property, or via the Master Ensuite is this Utility Room. Double butler sink with mixer tap, having double cupboard under and worktops to either side.

Space and plumbing for washing machine and tumble drier.

Door to storage cupboard.





Ceramic tiled floor. Window to side, window to rear and external door giving access to the rear garden.

Door to Separate WC with ceramic tiled floor and window to side.

### Second Reception Room / Office

Half-glazed entrance door. Coved ceiling, recessed lighting, fitted carpet.

Two windows to front and two windows to side provides a lovely double aspect.

### Storage Room (r/o/Garage)

Accessed from the rear of the property is a very useful storage room.

### Outside

The property is approached along a single lane access road (approximately half a mile) that provides access to Treflyn bungalow and to a farm a little further on. There is a right of way in favour of Treflyn bungalow along this access. Some of this access is occasionally gated due to the presence of livestock in the fields.

The bungalow is located in the centre of the good sized garden which is laid mainly to lawn with several fruit trees and bushes.

There is a bricked Garage, a corrugated iron

storage shed and three further wooden storage sheds.

A greenhouse is located at the rear of the property along with some raised beds and enclosed fruit bushes.

### Services

Mains electricity. Private water and drainage.

### 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

The property is located a 5/10 minute drive from the 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 6

miles), Builth Wells (13 miles) and Llanidloes (19 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



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	



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.

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A copy of the Code of Practice is 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**

0106925424

Any services, systems and appliances mentioned have not been tested by us and



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