



7, Curlews Meadow, St. Harmon, Rhayader, Powys, LD6 5LQ

An immaculately presented, well proportioned FOUR/FIVE BEDROOM (one ensuite) executive house of generous proportions, There are pleasant rural views from each window as well as attractive level gardens that adjoin open fields to the rear. The house forms part of a small, select residential development in the pleasant rural village of St Harmon, some three miles north of the friendly market town of Rhayader.

Viewing is highly recommended to appreciate all that this property has to offer.

- * Reception Hall * Lounge * Kitchen/Dining Room * Conservatory * Study/Ground Floor Bedroom 5 *
- * Utility Room * Ground Floor WC * Four Bedrooms (one ensuite) * Bathroom *
- * uPVC Double Glazing * EPC Rating 'tbc *

£395,000 Price
Freehold

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



ACCOMMODATION comprises:

Covered Entrance

Recessed lighting. Half-glazed entrance door with side panel opens to the Reception Hall.

Entrance Hall

Fitted carpet, radiator, understairs storage cupboard. Glazed doors to Lounge and Kitchen/Dining Room.

Lounge

Contemporary pebble effect electric fire. Large box bay window with recessed lights over. Fitted carpet, Two radiators.

Glazed French doors to:

Open-plan Kitchen/Dining Room

Excellent range of matching base units, drawers and glass display cupboards incorporating a wine rack, integrated dishwasher and integrated fridge freezer. Worktop with inlaid 1.5 bowl sink with mixer tap and having tiled surround.

Built-under double electric oven with grill and having electric ceramic hob and chimney-style extractor fan over. Radiator. Laminate floor. Built-in Pantry cupboard with light and shelving. Window to rear.

From the Dining area glazed French doors open to the Conservatory.

Conservatory

Glazing to three elevations set on a dwarf red brick wall. French doors give access to the garden. Radiator. Laminate floor.

Study / Ground Floor Bedroom 5

Fitted carpet, two radiators, freestanding oil boiler.

Large window to front and obscure window to rear.

Utility Room

Worktop with inlaid bowl and mixer tap having double cupboard under. Space and plumbing for washing machine and other white goods.

Built-in storage cupboards with hanging rail, shelving and radiator. Laminate floor, radiator, extractor fan.

Window to rear and half-glazed door to side.

Ground Floor WC

Dual flush wc suite, pedestal wash hand basin with tiled splashback. Radiator, laminate floor, obscure window to rear.

FIRST FLOOR

From the Reception Hall a balustraded staircase with fitted carpet rises to the First Floor.

Galleried Landing

Fitted carpet, radiator. Airing Cupboard with radiator and batten shelving over.

Bedroom 1 (ensuite)

Fitted carpet, radiator, recessed and pendant lighting.

Windows to front and to side with lovely views.

Ensuite

Low level wc suite, vanity unit, corner fully tiled and enclosed shower cubicle with thermostatic shower and glass door. Mirrored cabinet, shaver point, recessed lighting. Laminate floor. Obscure window to rear.

Door to built-in Dressing Room with laminate floor, radiator, hanging rail with shelf over.

Bedroom 2

Fitted carpet, radiator, window to front. Built-in wardrobe with hanging rail and shelving.

Bedroom 3

Fitted carpet, radiator, access-hatch to roof



space. Built-in wardrobe with hanging rail and shelf. Window to rear.

Bedroom 4

Fitted carpet, radiator, built-in storage cupboard. Window to front.

Bathroom

Vanity unit with wash hand basin and cupboard under. Dual flush wc suite, panelled bath with tiled surround. Fully tiled and enclosed corner thermostatic shower cubicle. Radiator.

Recessed lighting, extractor fan, laminate floor.

Outside

There is a sweeping gravelled driveway and parking area in front of the property which is flanked on the right hand side by a lawn, and by attractive flowering shrubs and herbaceous plants on the left.

Wicket gates at each side of the property give access to the delightful rear garden which provides level, low maintenance lawned areas. A gurgling mountain stream runs along the rear garden where there are also attractive bushes, mature and specimen trees.

Services

Mains electricity and water. Shared private drainage. Oil fired central heating.

Local Area

St Harmon is a pleasant rural village located three miles north of the popular tourist and market town of Rhayader (www.rhayader.co.uk), the first town on the River Wye.

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) 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.

Local Authority

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

Council Tax

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

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 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		
(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	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman

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

the office and on request.

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

PMA Reference

1506925424

A copy of the Code of Practice is available in



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.