



## 2, Bryngwy Rhayader, Powys, LD6 5BN

A most attractive and well appointed south facing bungalow with its own with stream, landscaped gardens and lovely views set in a peaceful location on the rural outskirts of the pretty market town of Rhayader.

- \* Entrance Porch/Utility \* Lounge/Dining Room \* Kitchen \* Inner Hallway
- \* Bathroom \* Three Bedrooms \* Entrance Hall / Study \* Garage
- \* Lawns and Gardens \* Off-road parking \* EPC Rating 'tbc' \*

**£325,000 Price**  
**Freehold**

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**Entrance Porch**

Having a dwarf brick wall with glazing to three sides and with half glazed entrance door.

Attractive quarry tiled floor. Space and plumbing for washing machine, dishwasher and other white goods

Half-glazed inner door to:

**Kitchen:**

*3.68mx3.61m (12'11x11'10)*

Excellent range of matching contemporary base and wall units with worktops and splashbacks over.

Inlaid 1.5 bowl sink with mixer tap. Built-under electric oven having a gas hob and extractor fan over.

Breakfast bar arrangement, Floorboard effect laminate floor. Radiator.

Built-in Cloak Cupboard with hooks and shelving and having further cupboard over.

Wall-mounted mains gas boiler servicing the domestic hot water and central heating system.

Door to

**Lounge/Dining Room:**

*5.44mx5.08m (17'10x16'8)*

'L' shaped room. Coved ceiling and fitted carpet.

Attractive composite marble hearth and backplate with wood mantel surround currently fitted with a mains gas fire.

Large picture window giving delightful rural views over the front lawn and stream to open fields beyond. Glazed door to Front Entrance Hall/Study.

**Front Entrance Hall/Study**

Coved ceiling, fitted carpet, radiator.

Glazed entrance door and side panel.

Glazed inner door to Lounge/Dining Room.

**Inner Hall:**

Alcove with fitted shelving, access

hatch to roof space, built-in cupboard with louvre doors. Fitted carpet.

**Bathroom:**

Fully tiled bathroom having wc suite, pedestal wash hand basin and panelled bath with hand shower attachment and separate electric shower heater over.

Spotlights, extractor fan, radiator. Two obscure glazed windows to side

Built-in Airing Cupboard with louvre doors.

**Bedroom 1:**

*3.76mx3.10m (12'4x10'2)*

Coved ceiling, fitted carpet and radiator.

Built-in wardrobe with hanging rail, shelving and sliding doors.

Large window over rear garden.

**Bedroom 2:**

*3.68mx2.49m (12'1x8'2)*

Coved ceiling, fitted carpet and radiator.



Built-in wardrobe with hanging rail, shelving and sliding doors.

Double aspect provided by a window to the rear and a window to the side.

### Bedroom 3:

3.12mx2.69m (10'3x8'10")

Coved ceiling, fitted carpet and radiator.

Window to side.

### Outside:

Double metal entrance gates give vehicular access over a short tarmac driveway leading to an attached Garage with concrete floor and metal up and over door.

Pathways surround the bungalow giving access to the front and rear.

There are pleasant, level and low maintenance lawns to the front, side and rear of the property with flowerbeds and borders. The front garden overlooks the gentle Rhydir Brook and there is an attractive seating area with purpose built fire pit having super views over the adjoining countryside.

This peaceful location makes the bungalow particularly attractive to potential purchasers.

### General Services:

Mains electricity, gas, water and drainage.

### Local Area

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

The town 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).

### Council Tax

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

### 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



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			
		48	72
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			
		42	66
England & Wales		EU Directive 2002/91/EC	



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

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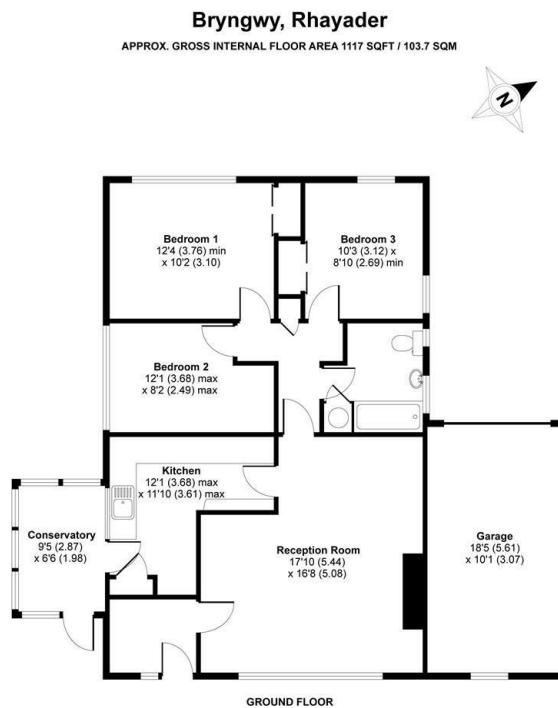
A copy of the Code of Practice is

available in the office and on request.

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

### PMA Reference

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