



Fairmount, Maesmawr, Rhayader, Powys, LD6 5PL

Located in the favoured residential area of Maesmawr in the charming market town of Rhayader is this delightful THREE BEDROOM detached bungalow.

There is a good sized, comfortable south-facing Living/Dining Room with a Kitchen opening in to the Garden Room with access to the level, low maintenance secluded gardens, With an Integral Garage and off road parking, this immaculately presented and well-looked after property will appeal to families and couples alike.

£325,000 Price
Freehold

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



ACCOMMODATION comprises

Entrance Porch
Half-glazed entrance door with windows to side. Laminate floor. Light.

Solid internal door to:

Entrance Hall
Coved ceiling. Laminate floor. Door to:

Cloakroom/WC
Pedestal wash hand basin with tiled splashback. WC suite.

Extractor fan. Fitted carpet. Internal window into Garage.

'L' shaped Lounge/Dining Room
Coved ceiling, fitted carpet, three radiators. Mains gas coal-effect fire set on a composite marble hearth with wood mantel surround.

Two windows to front with a lovely outlook.

Glazed door to:

Bedroom 3 / Study
Coved ceiling, fitted carpet, radiator. Dual aspect provided by a window to the side and a window to the rear

Door to:

Utility Area
Worktop with space and plumbing for washing machine and tumble drier. Wall units.

Half-glazed door to Integral garage.

Inner Hall
Coved ceiling, fitted carpet, built-in storage cupboard with coat hooks and shelving.

Access to Airing Cupboard with factory insulated hot water cylinder and batten shelving.

Kitchen
Matching base and wall units with worktops and tiled splashbacks over. 1.5 bowl single drainer inlaid sink with mixer tap.

Eye-level oven with grill. Inlaid four burner gas hob with integrated extractor fan over. Space and plumbing for washing machine and other white goods.

Built-in glass display cabinet.

Laminate floor, radiator, fluorescent lights.

Two windows to side and a half-glazed external door to Garden Room.

Garden Room
Glazed to three sides with pedestrian door to the garden.

Light and power connected. Laminate floor.

Bedroom 1
Coved ceiling, fitted carpet, two radiators. Window to front.

Bedroom 2
Coved ceiling, fitted carpet, two radiators. Window to rear.

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

Bathroom
Vanity unit comprising wash hand basin with mixer tap set in to cupboards below.

Dual flush wc suite. Mirrored cabinet with lighting. Shaver point. Radiator.

Ceiling light with convection heater. Fully tiled and enclosed shower cubicle with thermostatic shower and glass sliding doors. Fully tiled walls and tile-effect vinyl floor.

Obscure window to rear.



Integral Garage

Metal up and over door. Concrete floor. Shelving, Light and power connected. window to rear.

Outside

The bungalow is accessed along a short tarmac drive that leads to the Integral Garage which also provides off-road parking.

The open front garden is mainly laid to lawn with attractive shrubs, bushes and specimen trees. A slabbed pathway leads to the front door and, via a wicket fence at the side of the property, to the side and rear garden.

The garden at the side and rear of the property is surprisingly secluded and private, and offers level, low maintenance gardens with attractive borders, flowering shrubs and having hedged boundaries.

There is a large paved area, ideal for al-fresco dining while further gravelled areas at the rear provide an excellent space for pot plants and for enjoying the morning sun. A garden storage shed and a greenhouse are both included in the sale.

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 that the property is in Council Tax Band E.

Viewing Arrangements

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

Local Area

Rhayader is a friendly market town (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) 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.

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	81

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	



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the office and on request.

The Property Ombudsman

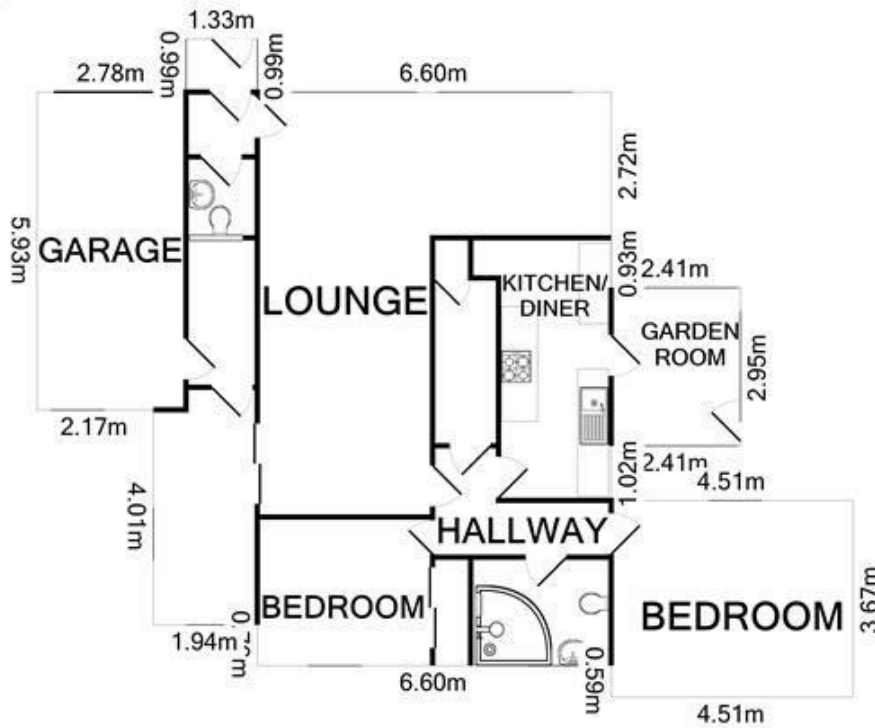
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PMA Reference

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