



## Bryn Llewenydd, Bryntirion Lane, Rhayader, Powys, LD6 5LT

A bespoke designed and exceptionally well positioned four double bedroom (one ensuite) property set in half an acre of beautiful landscaped gardens and grounds, complete with productive vegetable garden and stream. The extensive workshop, garaging and storage space adjoining the main house offers further residential and/or other opportunities stp.

With one of the best outlooks of any property within Rhayader, Bryn Llewenydd is able to boast being both secluded and private as well as be!

**£659,000 Price**  
**Freehold**

Rhayader Sales  
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E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)



**ACCOMMODATION comprises:**

**Reception Hall**

Coved ceiling, Canadian maple flooring, two radiators. Two windows to front. A balustraded staircase with understairs cupboard rises to the First Floor.

**Living Room**

Wonderfully restful room with a bow window over the front lawn area and with French doors to the rear which open in to the light-filled Garden Room and on to the terrace.

Fireplace with marble hearth and backplate having fibre-reinforced plaster surround currently fitted with an electric log-effect fire. Built-in cabinet discreetly housing the television and other audio visual equipment.

Coved ceiling, three radiators, fitted carpet.

**Dining Room**

Usefully located near to the Kitchen/Breakfast Room, and accessed directly from the Entrance Hall. Coved ceiling, fitted carpet, radiator. Bow window to front.

**Garden Room**

Super pentagonal-shaped room with attractive quarry tiled floor having fabulous views of the generous gardens and towards neighbouring hills.

French doors open on to the extensive, south facing, terrace that runs along the front of the property, providing an ideal spot for morning coffee and al-fresco dining.

**Inner Hall**

Coved ceiling. Cloak cupboard. Access to:

**Study**

Extensive shelving to the walls. Fitted carpet, radiator and window to rear overlooking the garden.

**WC:**

Dual flush wc suite, wash hand basin with splashback and having a mirror over. Tiled floor. Spotlights. Obscure window to rear.

**Kitchen/Breakfast Room**

Well-appointed kitchen with an excellent range of contemporary matching base and wall units with worktops and splashbacks over and having under-cupboard lighting.

All Siemens appliances include an eye-level double oven having warming drawer below, an integrated dishwasher and fridge and an inlaid induction hob with chimney-style extractor fan over.

Window to rear with super views.

**Back Hall**

Tiled floor, radiator, coat hooks. A loft ladder provides access to the roofspace with hot water tank. Access-hatch to roof space. External door to front and internals door to Utility and Workshop/Garage.

**Walk-in Larder**

Ideal for food storage having a cool, north facing situation within the house. Tiled floor, shelving, fluorescent light. Window to front.

**Utility Room**

Very useful, practical room with matching base and wall units, inlaid single drainer sink and having tiled splashbacks over.

Space and plumbing under worktop for washing machine, tumble drier and additional space for chest freezer/other white goods. Pulley maid.

Tiled floor. Recessed lighting. Window to rear and a 'stable' door that opens on the terrace.

**FIRST FLOOR**

**Galleried Landing**

An elegant landing area with large window to front. Coved ceiling, fitted carpet, radiator. Doors to:

**Bedroom 1 (ensuite)**

Double bedroom with extensive built-in wardrobes with hanging rail and shelving. Fitted carpet, radiator, window to rear with long ranging rural views.

**Ensuite Shower Room**

Dual flush wc suite, wash hand basin, mirror and wall mounted heater over.

Enclosed shower cubicle with glass doors with electric shower heater. Ladder-style radiator. Spotlights, Obscure window to rear.

**Bedroom 2**

Double bedroom with fitted carpet, radiator, window to rear having rural outlook. Loft ladder to roof space.

**Bedroom 3**

Double bedroom with fitted carpet, radiator, window to front.

**Bedroom 4**

Double bedroom with fitted carpet, radiator, window to front.



### Bathroom

Modern suite comprising a low level wc suite, wash hand basin with mixer tap and tiled splashbacks. Mirror over with integrated lighting, shaver point and wall mounted heater. Bath with twin handgrips and mixer tap. Enclosed shower cubicle with electric shower heater.

### Workshop and Garage, and Store Shed

Extending to a similar floor space to the main house is the extremely versatile Workshop and Garage which provides excellent storage, workspace and garaging opportunities. There are two cedarwood garage doors and obscured glass window to the front and three windows to the rear.

A loft ladder provides access to the roof space. Wall-mounted gas boiler.

A detached brick built Store Shed with loft space over, located at the side of the property provides excellent space for keeping gardening equipment, ride on mower and so on.

PLEASE NOTE that the Workshop and Garage is constructed to the same standard as the house and therefore provides excellent opportunities for further accommodation to the main house, subject to obtaining any necessary consents.

### Outside

This exceptionally well-presented and well-appointed property is set in delightful landscaped gardens and grounds that extend to half an acre. There are many attractive flower beds and extensive well-stocked borders with an impressive selection of colourful perennial plants and a large range of herbaceous plants, flowering shrubs, mature and specimen trees.

The garden boasts a 9.5m (30ft long) 'Harrod Horticultural' pergola and screens. There are lawned areas to both the front and the rear of the property, with an attractive gurgling stream (locally recognised as the source of the historic 'Bwygy' brook that used to run through the streets of Rhayader) at the rear which provides an attractive wildlife habitat in the lower levels of the garden.

For those seeking the good-life, there is an extensive productive vegetable garden area with several raised beds, fruit bushes.

The gardens are bounded by attractive hedges and some large trees and this ensures privacy and seclusion, whilst at the same time framing the spectacular views of the mid Wales countryside and the beautiful Elan valley hills beyond.

### Situation

The property is located on the rural fringes of the popular tourist and market town of Rhayader. A tarmac driveway sweeps to a large parking and turning area and onto a further block paved area in front of the double garage. Access to the rear garden is afforded at the side of the property, through double wooden gates.

### 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.

### Services

Mains electricity, gas, 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 G.

### 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

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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



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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(13-20) F			
(1-12) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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### PMA Reference

2806925524

GROUND FLOOR  
1694 sq.ft. (157.4 sq.m.) approx.

1ST FLOOR  
841 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 2535 sq.ft. (235.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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