



3 Oakwood Close Crossgates, Llandrindod Wells, Powys, LD1 6TJ

Exceptional FOUR BEDROOM (one ensuite), three reception detached property in immaculate condition and occupying a large, double plot, in a sought after edge of village location. The property has a secluded location and benefits from a very large garden with delightful rural views.

- * Reception Hall * Lounge * Kitchen * Dining Room * Study * Utility Room * Separate WC *
- * Four Bedrooms (one ensuite) * Bathroom * Integral Garage with Mezzanine Floor/Room over *
- * Large Gardens with Terrace, * Garden Sheds and Greenhouse *
- * Council Tax 'F' * EPC Rating 'tbc' *

£499,950 Price
Freehold

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Agent's remarks

The placing of 3 Oakwood Close on the open market gives prospective purchasers the opportunity to acquire a very spacious, well-appointed and maintained family home with large, mainly level gardens that surround the property.

The rural outlook and secluded location, whilst being a level walk from the local shop and post office, makes this property a most desirable proposition.

Book your viewing today!

ACCOMMODATION comprises:

Reception Hall

Half-glazed front door with side panels leads in to a double height room with vaulted ceiling and having a velux window to front. Oak wood floor, dado rail, radiator, window to side. Built-in Cupboard having oil central heating boiler. Further built-in Storage Cupboard.

An attractive galleried staircase, with storage underneath, rises to the First Floor.

Door to

Lounge

5.0 x 4.5 (16'4" x 14'9")

Log burner set on quarry tiled hearth with red

brick fireplace having mantel shelf over. Coved ceiling and ceiling rose. Fitted carpet. Radiator. Window overlooking front garden and French doors to rear terrace and garden

Kitchen

4.1 x 3.4 (13'5" x 11'1")

Excellent range of base, wall and glass display units with worktops and tiled splashbacks over and incorporating a 1.5 bowl single drainer sink with mixer tap, integrated dishwasher and integrated freezer. Built-under electric oven having inlaid gas hob and integrated extractor fan over.

Dresser-style wall shelving. Matching kitchen island with inlaid granite worksurface. Ceramic tiled floor. Radiator. window to rear with super rural views. Door to Utility Room.

Open to:

Dining Room

4.1 x 3.4 (13'5" x 11'1")

Coved ceiling, radiator, fitted carpet. French doors give access to the terrace at the rear of the property.

Utility Room

2.31 x 2.2 (7'6" x 7'2")

Single drainer sink inlaid into worktop with double cupboard under. Tiled splashbacks. Space and plumbing for washing machine and

other white goods. Ceramic tiled floor, radiator. Extractor fan. Window to side. Internal door to Integral Garage.

Separate WC

2.0 x 1.0 (6'6" x 3'3")

Dual flush low level WC suite, pedestal wash hand basin, extractor fan, radiator, window to side. Ceramic tiled floor.

Study

2.8 x 2.0 (9'2" x 6'6")

Fitted carpet, radiator, window to front.

FIRST FLOOR

Galleried Landing

Dado rail. Fitted carpet. Built-in Storage Cupboard. Velux light to front.

Doors to:

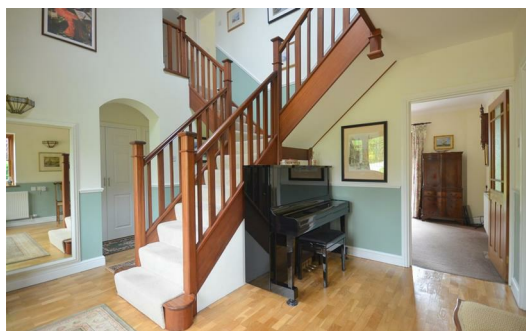
Master Bedroom Suite

5.0 x 4.5 (16'4" x 14'9")

Coved ceiling, fitted carpet, radiator. Fitted bedroom furniture incorporating wardrobe space and overhead cupboards. Further built-in wardrobe having hanging rail with shelf over. A window to the front and to the rear provide a lovely dual aspect.

Ensuite

Dual flush low level WC suite. Vanity unit having wash hand basin with cupboard below. Florescent light with shaver point. Walk-in fully



filed and enclosed shower cubicle with thermostatic shower and glass sliding door. Extractor fan, towel radiator, part tiled walls.

Bedroom 2

4.1 x 3.4 (13'5" x 11'1")

Built-in wardrobe with hanging rail and shelf over. Fitted carpet, radiator, window to rear having a lovely rural outlook. Access-hatch to loft space.

Bedroom 3

4.2 x 2.8 (13'9" x 9'2")

Built-in wardrobes with hanging rail and shelf over. Fitted carpet, radiator, window to rear.

Bedroom 4

3.99 x 2.2 (13'1" x 7'2")

Extensive built-in storage. Fitted carpet, radiator, window to front.

Bathroom

Dual flush low level WC suite, pedestal wash hand basin with florescent light and shaver point over. P-shaped bath with thermostatic shower over and glass shower screen. Extractor fan. Majority tiled walls, radiator. Obscure window to side.

Integral Garage

6.0 x 4.2 (19'8" x 13'9")

From the Utility Room an internal door gives access to the Integral Garage with electric up and over door, concrete floor, windows to side and rear and pedestrian door giving access to the rear garden area.

A pull down ladder provides access to a versatile MEZZANINE LEVEL providing a lovely hobby room/space window to side and velux window to rear.

Outside

The property is approached through double wooden gates along a gravelled driveway with parking for several cars and on to the Integral Garage. The landscaped gardens surround the property on all sides and there are hedged boundaries giving privacy and seclusion.

In addition to lawned areas there are well stocked flower beds and borders and attractive mature trees, flowering shrubs and herbaceous plants. Wood garden sheds and a greenhouse are all included in the sale.

Local Area

The property is located in the village of Crossgates, a popular village in the historic county of Radnorshire with an approximate population of 400, Crossgates has a well regarded primary school and busy community centre. It has a filling station, shop (including off licence) and cafe and the nearest railway station (Penybont) on the Heart of Wales line is half a mile distant.

Crossgates is located three miles northeast of the Victorian Spa and County Town of Powys, Llandrindod Wells which has a wide range of facilities and amenities including a secondary school, supermarket, doctor's surgery and

pharmacy, butchers, leisure centre, hospital and eighteen hole golf course (www.llandrindod.co.uk).

The popular tourist and market town of Rhayader is eight miles distant. Rhayader (www.rhayader.co.uk) is situated in the beautiful upper Wye Valley and 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.

Services

Mains electricity, water. Private drainage (septic tank). Oil fired central heating.

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.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 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



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	69

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 Property Ombudsman

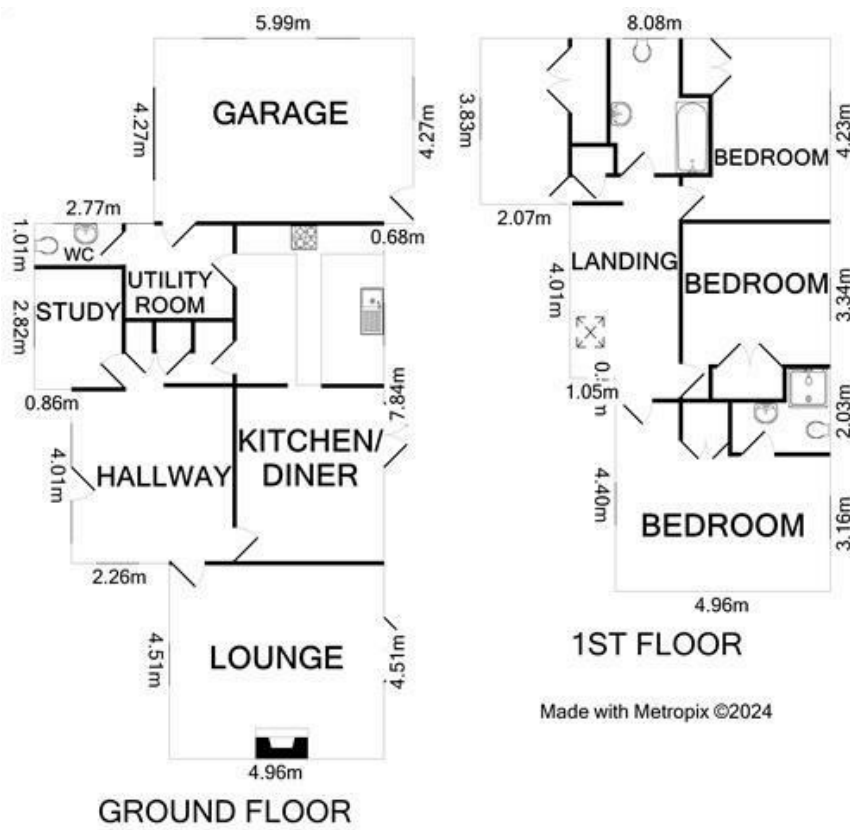
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Directions

From Llandrindod Wells take the A483 north to Crossgates . Once at the roundabout turn left towards Rhayader (onto the A44). Take the first right into Meadow Rise, then the second left onto Oakwood Close. The property can be found second on the left.

PMA Reference

0606925624



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