



Afonmarteg Garage Bungalow, Pant-y-Dwr, Rhayader, Powys, LD6 5NA

Detached FIVE BEDROOM, TWO RECEPTION room bungalow with lovely rural views and good sized garden located amidst the beautiful mid Wales countryside some seven miles north of the popular market town of Rhayader. The property would benefit from some upgrading but offers prospective purchasers the opportunity to acquire a lovely country bungalow.

- * Entrance Porch / Utility Room * Entrance Hall * Kitchen/Dining Room * Snug *
- * Lounge * Side Porch * Five Bedrooms * Bathrooms * Separate WC * Outbuildings *

£250,000 Price
Freehold

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ACCOMMODATION comprises:

Entrance Porch / Utility Room

Range of base units with worktops over. Space and plumbing under worktop for washing machine and tumble drier. Space for fridge freezer. Fluorescent light.

Half glazed door to Entrance Hall. Window to front.

Entrance Hall

Laminate floor. Door to Kitchen and double doors to Inner Hallway.

Kitchen / Dining Room

Range of kitchen units with worktops and tiled splashbacks over and incorporating a ceramic hob with integrated extractor fan over, eye level double electric oven with grill.

Inlaid 1.5 bowl sink with mixer tap. Laminate floor. Radiator.

Window to front with lovely rural views.

Door to Inner Hallway and door to Snug.

Snug

Laminate effect vinyl floor. Radiator. Window to front and to side.

Open archway to Lounge.

Lounge

Fitted carpet, radiator, windows to side to the rear. Airing Cupboard with batten shelving.

Half-glazed stable door to Side Porch.

Side Porch

Floorboard effect laminate floor. Glazed French doors to garden.

Inner Hallway

Floorboard effect laminate floor. Two radiators. Access to roof space.

Doors to:

Bedroom 1

Floorboard effect laminate floor. Radiator.

Window to front.

Bedroom 2

Floorboard effect laminate floor. Radiator. Window to front.

Bedroom 3

Floorboard effect laminate floor. Radiator. Window to side. Built-in wardrobes with cupboards over.

Bedroom 4

Floorboard effect laminate floor. Radiator. Window to rear.

Bedroom 5

Floorboard effect laminate floor. Radiator. Window to rear.

Bathroom

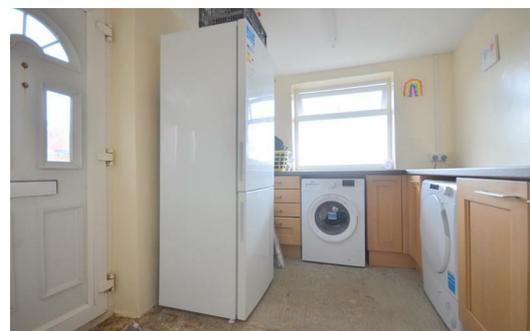
Spacious room with dual flush wc suite, vanity unit, shower cubicle with thermostatic shower and glass door.

Panelled bath. Tiled floor, radiator. Built-in cupboards with shelving.

Obscure window to rear.

Separate WC

WC suite, floorboard effect laminate floor, obscure window to rear.



Outside

The property is approached via a right of way from the Council maintained highway to the side of the property where there is a large parking and turning area.

A separate enclosed garden to the rear and side of the property adjoins woodland and open countryside. To the front of the property is a seating area from where the surrounding countryside can be enjoyed.

PLEASE NOTE: There is a right of way across the side parking area to a field at the rear.

Services

Mains electricity and water. Private drainage.

Viewing Arrangements

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

Council Tax

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

Local Authority

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

Local Area

The village of Pantydwr offers splendid scenery, walks and public house. The village is located around 5 miles from the town of Rhayader and 7 miles from Llanidloes.

Rhayader is a friendly market town (www.rhayader.co.uk) 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.

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.

The Property Ombudsman

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

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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

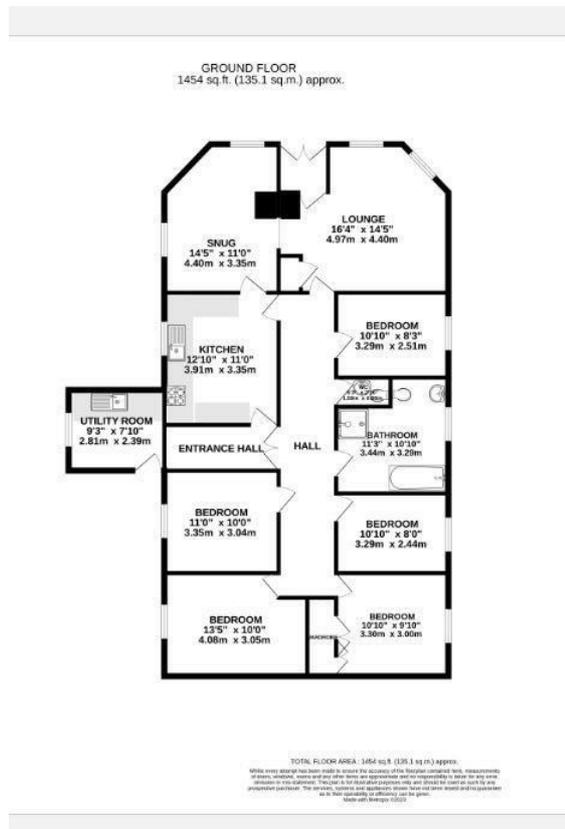
attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are

in working order.

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PMA Reference
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