



## Nant y Dernol, Dernol, Llangurig, Llanidloes, Powys, SY18 6RZ

Nestled in the intensely rural countryside of the Cambrian Mountains in Mid Wales is this TWO DOUBLE BEDROOM, two reception and two bathroom period stone cottage.

The property is named after the stream that runs through the valley which is a tributary of the River Wye. Whilst the cottage would benefit from some upgrading it offers prospective purchasers the opportunity to acquire a lovely detached stone cottage in a very peaceful location.

- \* Entrance Porch \* Living Room \* Kitchen/Dining Room \* Kitchen \* Ground Floor Shower Room \*
- \* Two Double Bedrooms \* Bathroom \* Rear Lean-to \* Double Glazing \* EPC Rating 'F' \*

## £195,000 Offers in the region of Freehold

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## ACCOMMODATION comprises

### Entrance Porch

Half-glazed entrance door and window to front. Shelving. Vinyl floor.

### Open-Plan Living Room/Dining Room:

#### Living Room area

Stone tiled floor with carpet over. Fireplace currently fitted with cast iron multi fuel stove and having attractive stone surround.

Shelving. Night storage heater. Window to front.

#### Dining Room area

Understairs storage cupboard, Window to front and internal window to the rear lean-to.

Night storage heater. Fitted carpet. Door to:

### Kitchen

Base and wall unit with worktops over. Single drainer inlaid sink with mixer tap.

Space and plumbing for washing machine and tumble drier. Undercounter fridge and freezer.

Electric oven with inlaid induction hob and

extractor fan over. Vinyl floor.

Half-glazed door and window to side.

### Shower Room

WC suite. Wall hung wash hand basin. Wall mounted fan heater.

Cubicle with thermostatic shower and glass sliding door.

Majority tiled walls. Obscure window to side.

### Rear Lobby

Wall cupboard. Carpet. Window and half-glazed door to rear gives access to the Covered Walkway with block built retaining wall having pedestrian doors to either end, and which offers good storage for garden material, coats and boots.

### FIRST FLOOR

Accessed from the Rear Lobby, the staircase with fitted carpet and hand rail rises to the First Floor.

### Bedroom 1

Built-in wardrobe. Fitted carpet. Night storage heater.

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

### Bedroom 2

Built-in cupboards include an Airing Cupboard and a cupboard housing the hot water tank.

Night storage heater. Window to front.

Access-hatch to roof space.

### Bathroom

Coloured suite comprising a panelled bath, pedestal wash hand basin and a wc suite.

Fluorescent light with shaver point. Exposed purlin. Obscure window to rear.

### Outside

The property is approached directly from the council maintained roadway, through a five bar gate to a parking area at the side of the cottage, where there is a storage shed.

A pathway leads to across the front of the property to the Entrance Porch and on to the side of the property.

The gardens surround the property and comprise a small area of lawned garden along with some attractive, terraced areas from where there are elevated seating areas





that make the most of the glorious valley views.

Two additional wood garden sheds and a greenhouse are included in the sale.

### Services

Mains electricity. Private water and private drainage.

### Council Tax

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

### Local Authority

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

### Local Area

Nant y Dernol is located almost equi-distant between the popular tourist and market towns of Rhayader and Llanidloes in beautiful mid Wales.

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.

Rhayader also has a good range of pubs,

traditional inns, restaurants and a bistro. A wider range of facilities including secondary schools is available at Llanidloes (6 miles), Llandrindod Wells (17 miles), Builth Wells (19 miles) respectively. The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills with wooded valleys and tumbling streams rich in wildlife is about 10 miles distant.

LLANIDLOES is a popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest. Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance.

Llanidloes has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns. Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

The nearest railway stations on the Heart of Wales Line are at Caersws and Llandrindod Wells.

Excellent road links are afforded by the main north-south road A470, and the east-west A44.

The nearest airports of Manchester, Liverpool and Birmingham are within a 2 hour drive, while London is a 3.5 hour drive.

### 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	23	
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		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



### 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.

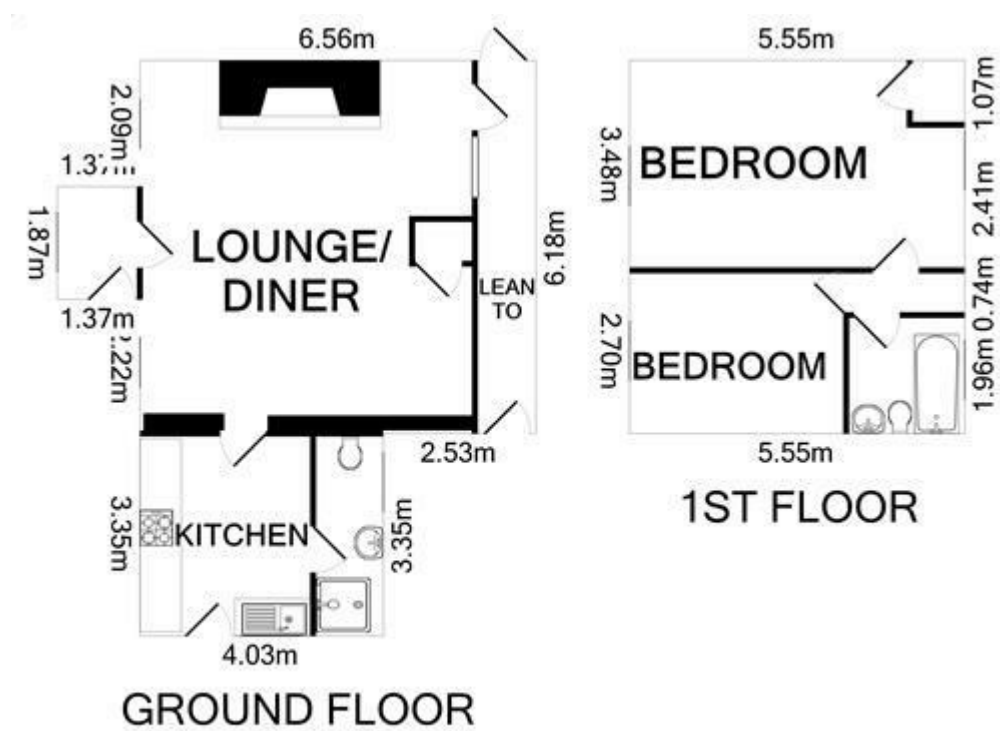
Clare Evans & Co's complaints procedure is also available on request.

### Viewing Arrangements

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

### PMA Reference

0306925724



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