



## Ferndale, 31 Maesmawr, Rhayader, Powys, LD6 5PL

Occupying a pleasant south-facing position with views towards the hills of the Upper Wye Valley and Elan Valley is this versatile detached THREE BEDROOM dormer-style BUNGALOW. On the ground floor there is a Double Bedroom and accessible Shower Room along with a Large Lounge, Dining Room and fitted Kitchen. Two further Double Bedrooms and a Bathroom are on the First Floor.

This property would benefit from some upgrading and with an attached Garage, off-road parking, and gardens to the front and rear, this is an attractive property well worth viewing. Please note that this property is of non-standard construction.

**£189,950 Price**  
**Freehold**

Rhayader Sales  
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Powys, LD6 5BU  
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E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)





**ACCOMMODATION comprises:**

**Entrance Hall**

Double height, being open to the eaves, gives a light and airy welcome to the property.

Fitted carpet and radiator. Doors to:

**Ground Floor Shower Room**

Accessible shower room with low level wc suite, wall hung pedestal wash hand basin and walk in shower complete with curtain rail.

Fluorescent light with shaver point. Anti-slip floor, Radiator,

**Bedroom 3 / Office**

Coved ceiling, fitted carpet, radiator,

Large window overlooking the garden.

**Lounge**

Coved ceiling. Fireplace with marble hearth and tiled surround currently fitted with a mains gas coal-effect fire.

Fitted carpet and two radiators.

Access to a very useful large WALK-IN

STORAGE ROOM under the stairs.

Fully glazed French doors gives access to the Dining Room and provide a view to the rear garden.

**Dining Room**

Fitted carpet, radiator, internal door to Kitchen.

Fully glazed patio door with side panel opens on the pleasant enclosed rear garden and patio area.

**Kitchen**

Coved ceiling. Tile-effect floor, radiator.

Good range of base and wall units with inlaid sink and mixer tap.

Worktops and tiled splashbacks. Slot-in electric double oven with grill and ceramic hob. Space for white goods.

Half-glazed door to side and window to rear.

**FIRST FLOOR**

From the Entrance Hall a staircase with fitted carpet and handrail rises to the First Floor.

**Galleried Landing**

Having a versatile mezzanine area that offers

bright and airy space for a hobby area or work/study space.

Fitted carpet, Built-in cupboards. Access to the two double bedrooms and bathroom.

**Bedroom 1**

Fitted carpet, radiator, window to front with super views towards the Elan Valley hills.

Built-in wardrobe and access to further undereaves storage.

Part-sloping ceilings.

**Bedroom 2**

Fitted carpet, radiator, window to front with lovely views over the garden and to the green space behind.

Built-in wardrobe and access to further undereaves storage.

Part-sloping ceilings.

**Bathroom**

Wc suite. Vanity unit comprising wash hand basin with cupboard below.

Panelled bath with twin handgrips and thermostatic shower over, having glass





shower screen. Part-tiled walls

Recessed lighting. Radiator. Access-hatch to roof space.

## Outside

The property is approached from the estate drive along a short tarmac driveway that leads on to the single GARAGE.

The property has a ramped approach, suitable for wheelchair users, and which is easily removed.

The house had a pleasant open garden at the front which is stocked with many flowering plants and shrubs. The rear garden also offers a pleasant place to sit and admire the enclosed garden and there is an open green space adjoining at the rear garden. There is pedestrian access to the Garage from the rear garden.

The views at the front of the property are delightful, and they take in the Upper Wye Valley and Elan Valley Hills.

## 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.

## 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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## 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.

## Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

The popular town, the first on the Rive Wye, 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



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			
(9-20) F			
(1-8) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



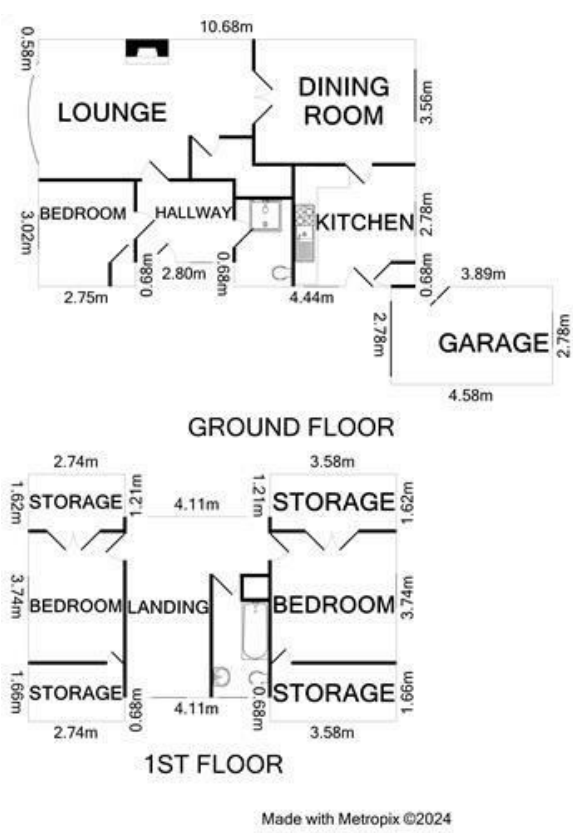
hills is about 4 miles to the west.

PMA Reference  
DRAFT 1106925724

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.



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