



Reading Room House, Newbridge-On-Wye, Llandrindod Wells, Powys, LD1 6LY

A must-view TWO DOUBLE BEDROOM, TWO BATHROOM contemporary single storey dwelling with parking and private garden. Tucked away on the outskirts of a delightful village it is just a short stroll from the beautiful River Wye and an attractive riverside walk..

Utilising the latest materials, building practices and technology this property offers a stylish, comfortable and flexible accommodation that is energy-efficient, and affordable to run. Combined with a thoughtfully designed interior, sleek lines, high-end fittings and appliances this is a must view property that will appeal to all purchasers as a home, a rural retreat or as a easily maintained 'lock up and leave'. There is no onward chain and furnishings and fittings may also be available so this is a true turn-key property.

£295,000 Offers in the region of Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



ACCOMMODATION comprises:

The internal accommodation is surprisingly spacious. It is well laid out and allows for very comfortable living.

The garden catches the sun throughout the day, with a south and west aspect, and it offers a great spot for watching the sunset.

Entrance Hall

Ceramic tiled floor that leads seamlessly in to the Kitchen, down in to the Dining area, and along the rear hallway to the two Double Bedrooms and Family Bathroom.

A useful built-in Cloakroom is conveniently located close to the entrance.

Kitchen

Being slightly elevated above the open-plan Living Room/Dining Room, the kitchen is ideally positioned to provide an excellent functional space as well as for hosting, socialising and every day living.

The sleek lines of the grey German kitchen units have grey worktops over, an 1.5 bowl inlaid single drainer sink and an inlaid five burner gas hob with extractor fan over.

There is an eye-level double oven with grill, and integrated appliances include a washing machine, dishwasher and fridge.

Open-Plan Living Room/Dining Room

The heart of the home - and the central most impressive feature - is the versatile living and dining space at the property that extends across the whole width of the house.

The 5m bi-fold doors provide delightful views over carefully designed, low maintenance, enclosed garden area when they are closed, and they invite the garden in to the living area when open.

The Lounge area has an in-built contemporary horizontal fireplace with attractive tiled surround.

This area is carpeted whilst the Dining area benefits from the ceramic tiles that lead up to the Kitchen and Entrance area.

Bedroom 1

Fitted carpet, recessed lighting, tall window to side.

Door to Ensuite:

Ensuite Shower Room

With wc suite and having 'his and hers' wall-hung wash hand basins with mixer taps and mirrors over.

Walk-in thermostatic shower having hand/shower attachment and rainwater head. Fixed glass screen.

Fully tiled walls and floor. Towel radiator. Recessed ceiling lights and feature wall lighting. Shaver point.

Extractor fan. Window to side.

Bedroom 2

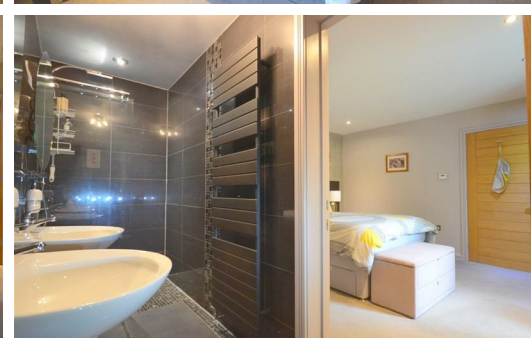
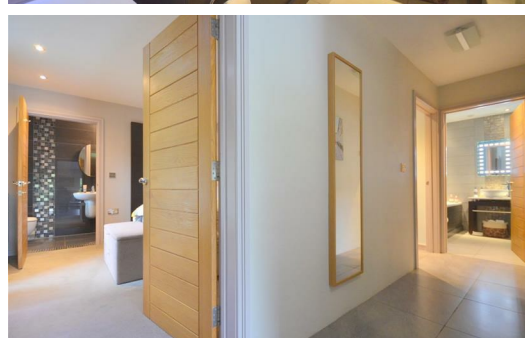
Fitted carpet, recessed lights, tall window to rear.

Family Bathroom

Jacuzzi bath with central mixer tap and hand/shower attachment. Vanity unit with illuminated mirror over and shaver point. WC suite.

Recessed ceiling lights and accent lighting. Towel radiator. Majority tiled walls and floor.

Extractor fan.



Loft space

4.5 x 3.5 (14'9" x 11'5")

From the rear hallway an access-hatch with ladder provides access to the loft space which is boarded, insulated and provides excellent additional storage options.

Outside

The property is approached along a single track lane, which is a no-through-road and which peters out in to a footpath that provides access along the attractive River Wye.

Parking for two vehicles is available at the property.

The enclosed garden has been designed with distinct functions in mind - areas for sitting and lounging in the sun, areas for eating in the shade, areas for growing vegetables and so on.

The layout of the garden is such that it can be enjoyed in its entirety from the living space in the house - which includes the entrance area, the kitchen, the living and dining space - quite a feat for a property. This gives the property an air of calm and provides it with a really unique aspect.

Services

Mains electricity, water and drainage. The

property has solar panels on the roof servicing the domestic hot water.

There is underfloor heating throughout the property powered by an underground LPG tank.

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 D.

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

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

Local Area

Newbridge-on-Wye is a pleasant rural village located roughly in the middle of Wales. It lies 7 miles south of the market town of Rhayader, approximately 3 miles from Llandrindod Wells the Victorian Spa resort and County town of Powys, and 6 miles north of Builth Wells- home of the Royal Welsh Agricultural Showground which hosts many and varied events and shows throughout the year.

Newbridge-on-Wye has an excellent village shop, post office and cafe, a church and



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	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



two public houses. Walkers on the Wye Valley Walk pass by Newbridge on their way north to Rhayader or south to Builth Wells.

Llandrindod Wells, the county town and administrative centre of Powys is some 5 miles from Newbridge and has an excellent range of facilities such as supermarkets, butcher, health food shop, chemist, hospital, doctor's surgery, primary and secondary school.

Leisure facilities include a well equipped leisure centre with swimming pool and there are tennis courts, bowling greens (indoor and outdoor), lake and golf club.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 14 miles distant. The west Wales coast and university town of Aberystwyth is

44 miles distant.

There is a railway station in Llandrindod Wells and at Builth Road (3 miles), on the Heart of Wales line with excellent road links with close access to the A483, A44 and A470.

PMA Reference

1906925724

Newbridge-on-Wye, Llandrindod Wells, LD1

Approximate Area = 1075 sq ft / 99.9 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 99.9 SQ M
(1075 SQ FT)



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