



## The Cottage, 3-4 Caeh Herbert Lane, Rhayader, Powys, LD6 5EE

Attractive period stone THREE BEDROOM cottage retaining charm and character and having pleasant rear garden. The property is located in an historic part of Rhayader, a short level walk to all town centre facilities and amenities, and viewing is highly recommended to appreciate all that the property has to offer.

- \* Reception Hall \* Lounge \* Kitchen/Dining Room \* Utility Room \*
- \* Galleried Landing \* Three Bedrooms \* Bathroom \* Garden \*
- \* UPVC Double Glazing \* Gas central Heating \* EPC Rating 'D'.

## £225,000 Offers in the region of Freehold

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**ACCOMMODATION comprises:**

**Reception Hall**

UPVC half-glazed entrance door opens in to a large Reception Hall with a wealth of exposed timbers to the walls and ceiling.

There are attractive wide solid wood floorboards. Radiator.

An attractive staircase rises to the First Floor, the door under which gives access to the Cellar.

**Lounge**

To the left of the Reception Hall is a large Living Room with a patio door and side panel giving access to a pleasant patio, area and on to the lovely rear garden.

A feature fireplace with wood manel surround and tiled hearth is currently fitted with a coal-effect wood burning stove.

There is a window to the front aspect.

**Kitchen/Dining Room:**

An open-plan room comprising of:

**Dining Area**

Exposed ceiling joists, radiator, vinyl floor. Window to front.

**Kitchen Area**

Range of base and wall units with worktops and tiled splashbacks over. Inlaid single drainer sink unit with mixer tap. Slot-in electric oven with hob and integrated extractor fan over. Space for fridge freezer.

Exposed ceiling timbers. Velux window to rear.

Door to:

**Utility Room**

Having a worktop with cupboard under. Space and plumbing for washing machine, tumble drier and other white goods.

Wall mounted gas boiler, radiator, vinyl floor.

Velux window to rear.

**FIRST FLOOR**

From the Reception Hall a balustraded staircase with handrail gives access to the First Floor.

**Galleried Landing**

Exposed purlin. Window to rear overlooking the garden.

Floorboard-effect laminate floor. Doors to:

**Bedroom 1**

Lovely rooms with double aspect provided by windows to the front and to the rear.

Exposed purlins. Floorboard-effect laminate floor. Radiator.

**Bedroom 2**

Exposed purlin, floorboard-effect laminate floor, radiator.

Window to front.

**Bedroom 3**

Exposed painted purlin, floorboard-effect laminate floor.

Built-in cupboard. Radiator. Window to front.

**Bathroom**

Exposed purlin. Pedestal wash hand basin with electric shaver point over.

Panelled corner bath with thermostatic shower over, complete with curved rail and shower curtain.

Majority tiled walls. Floorboard-effect floor. Radiator.

Window to rear overlooking to lawn and gardens.



### Cellar

From the Reception Hall stairs descend to a single room cellar with exposed ceiling joists and radiator.

Electricity and power connected.

### Outside

The property is accessed directly from Caerberbert Lane in Rhayader, which forms part of the historic conservation area of the town.

It is the end cottage (previously two cottages) of an attractive row of period stone properties.

At the rear of the property there is a pleasant seating area immediately accessed from the Utility Room and Lounge.

From here some steps lead up to an elevated garden, laid mainly to lawn with attractive well stocked cottage-style borders and flower beds.

### Services

Mains electricity, gas, water and drainage.

### Viewing Arrangements

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

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

### Council Tax

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

### Local Area

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

The popular town 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](http://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.

### 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

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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	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



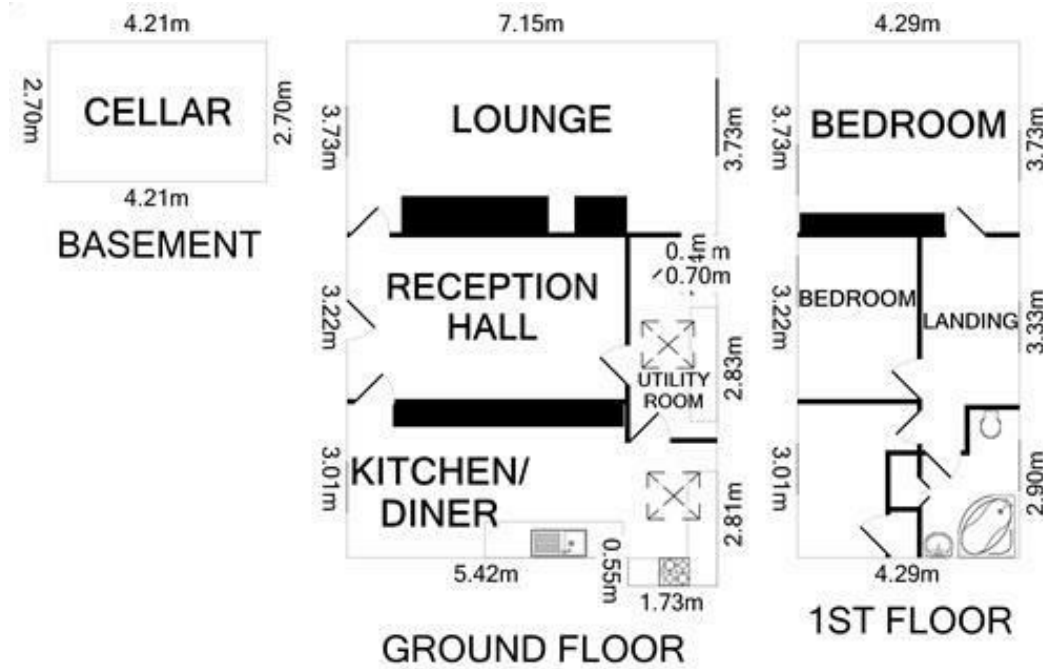
and therefore adhere to their Code of Practice.

A copy of the Code of Practice is available in the office and on request.

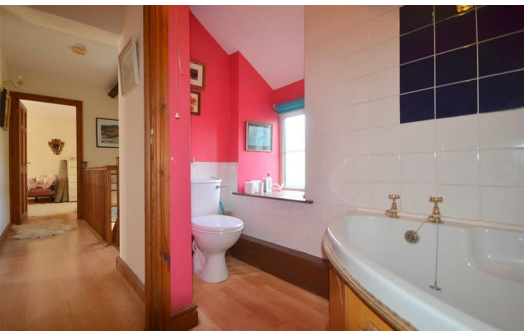
Clare Evans & Co's complaints procedure is also available on request.

**PMA Reference**

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