



## 11 Gerddi Cledan, Carno, Caersws, Powys, SY17 5JT

NEW! Delightful detached TWO BEDROOM bungalow in excellent condition having well maintained, private, gardens and with lovely views of the surrounding hills. The property is located in a favoured residential area in the popular mid Wales village of Carno and benefits from a garage and driveway with parking for two+ vehicles.

Viewing is highly recommended for this very well presented property.

- \* Entrance Porch \* Kitchen/Dining Room \* Lounge \* Two Double Bedrooms \*
- \* Bathroom \* Garage \* Driveway with parking \*
- \* Gas Central Heating \* uPVC Double Glazing \* EPC rating 'D' / EER Rating 67 \*

# £235,000 Offers in the region of Freehold

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## ACCOMMODATION comprises:

### Entrance Porch

Half-glazed entrance door gives access to a spacious entrance porch offering space for boots and coats, utility items if required, or additional seating.

Exposed brickwork, tiled floor and polycarbonate roof. Radiator.

Window to front and window and half-glazed door to the rear garden.

### Kitchen/Breakfast Room

Excellent range of contemporary recently fitted kitchen units with worktops over and incorporating a single drainer sink with mixer tap, built-under electric oven with grill having ceramic hob and extractor fan over.

Space for white goods. Recessed lighting. Floorboard effect floor.

Window overlooking the rear garden.

Open to:

### Lounge

Main gas fire set on a composite marble hearth and backplate with wood mantel surround.

Laminated vinyl floor, pendant light, radiator.

French doors with side panels open on to the the rear patio and garden area and offer an ideal space for al-fresco dining.

### Inner Hallway

Floorboard effect floor. Access-hatch to roof space. Doors to:

### Bedroom 1

Fitted carpet, radiator, window to front.

### Bedroom 2

Fitted carpet, radiator, window to front.

### Bathroom

Vanity unit having wash hand basin and cupboard under. Dual flush wc suite.

Walk-in shower with thermostatic shower having rainwater shower head and hand shower attachment.

Chrome towel radiator. Floorboard effect floor. Extractor fan.

Obscure window to side.

### Outside

The property is located in a peaceful area in a cul-de-sac in the popular village of Carno. A tarmac access drive leads to the property and a concrete parking area is available in front of the single GARAGE.

A gravelled area in front of the property adds to the ample parking.

A slabbed path leads around the



property to the rear where there is a delightful lawned area behind a retaining wall. There is an extensive slatted area in the private rear garden offering ideal places to eat and entertain and the neighbouring hills can be seen from the garden.

### Local Area

Carno is a small village located in Powys, The community, which is also a parish in the historic county of Montgomeryshire is said to be the geographical centre of Wales. The community benefits from a range of facilities, a primary school, convenience store, two pubs, places of worship and has a thriving Community Centre which supports a range of recreational activities and clubs.

Caersws, a few miles to the east, is slightly bigger and is serviced by a primary school, doctor's surgery, shop, post office, butchers, garage/filling station and two public houses. It has excellent transport links by road, by bus and by train with a station on the Cambrian Coast railway line offering

easy connections to Aberystwyth, Shrewsbury and Birmingham which offer further connections to London and beyond.

Further shopping, leisure and recreational facilities are located in Newtown, which provides excellent shopping facilities as well as a cottage hospital, primary and secondary schools, leisure centre with gym and swimming pool, doctor's surgery and dental practice.

In addition to its many attractions, as the largest town in central Wales, Newtown provides the ideal base to explore the surrounding countryside. There are nature reserves, canal paths, the Severn Way and many local walks and cycling routes to enjoy.

The west Wales coast is a very pleasant and scenic 45 minute drive to the west of Carno.

### Services

Mains electricity, gas, water and drainage.

### 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 D.

### Viewing Arrangements

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



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			
(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	



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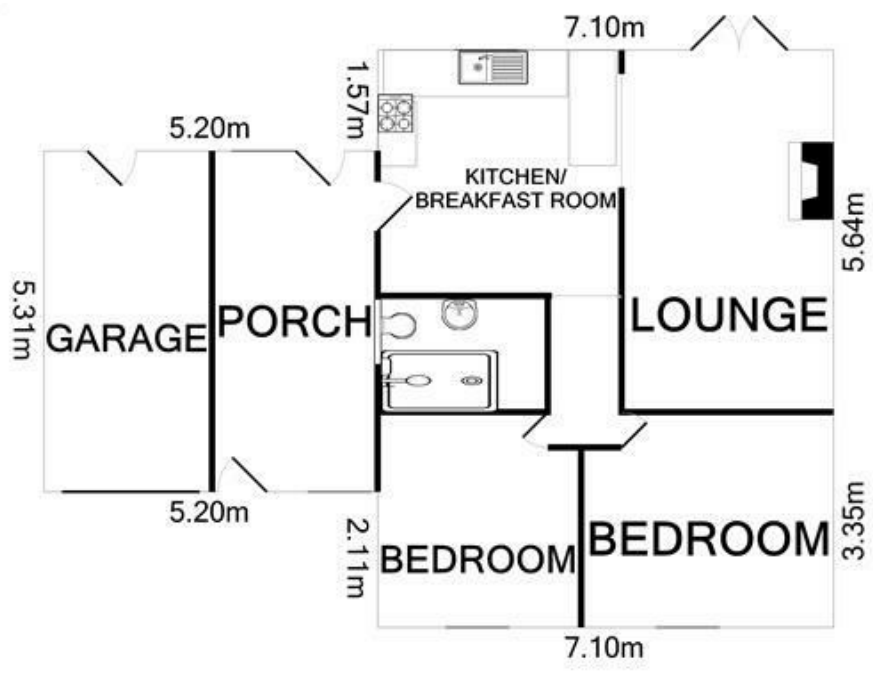
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Clare Evans & Co's complaints

procedure is also available on request.

**PMA Reference**  
2006925924



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