



Ty Cwta, 33 Maesmawr, Rhayader, Powys, LD6 5PL

Delightful THREE DOUBLE BEDROOM detached house usefully having a bedroom on the ground floor and two further bedrooms and family bathroom upstairs. There is a southfacing 'L' shaped lounge/dining room and an additional living room with patio doors overlooking the pleasant enclosed rear garden. The detached garage has a utility area at the rear. Please note that the property is of non-traditional construction.

- * Lounge/Dining Room * Living Room/Snug * Kitchen * Ground Floor Bedroom *
- * Two Further First Floor Bedrooms * Family Bathroom * Gas central Heating * uPVC Double Glazing *
- * Off-road Parking *

£239,950 Offers in the region of Freehold

Rhayader Sales
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ACCOMMODATION comprises:

Entrance Hall

Half-glazed entrance door and window provides lots of light to the Entrance Hall. Engineered oak floorboards, radiator, understairs cupboard.

Sliding door to:

Kitchen

Matching base and wall units with worktops and tiled splashbacks over and incorporating a single drainer sink.

Eye-level double oven with grill, inlaid gas hob, Space and plumbing for dishwasher, Space for fridge freezer.

Engineered oak floorboards. Recessed lighting, window to front, radiator,

Half-glazed door and window to side providing access to the garden.

Lounge/Dining Room

'L' shaped lounge and dining area with south facing bay window to front and having a feature stone clad chimney currently fitted with an electric coal-effect fire.

Coved ceiling, fitted carpet, radiator.

Sliding doors to:

Living Room/Snug

Patio door with side panels look over the private garden and give access to the rear decking area, ideal for alfresco dining.

Coved ceiling, fitted carpet, radiator. Serving hatch from Kitchen.

Ground Floor Bedroom 3

Coved ceiling, fitted carpet, radiator. Window to front.

FIRST FLOOR

Staircase with solid wood balustrading and dado rail rises to the First Floor. Window to side.

Landing

Fitted carpet, recessed lighting, undereaves storage.

Built-in Airing Cupboard with jacketed hot water cylinder and batten shelving.

Bedroom 1

Fitted carpet, radiator, window to front with lovely views. Two built-in wardrobes with hand rails and shelving.

Bedroom 2

Fitted carpet, radiator, window to rear. Two built-in wardrobes with hand rails and shelving.

Outside

The property is approached over a short tarmac driveway that leads to the Detached Garage. The front lawn is laid mainly to lawn with attractive specimen trees, bushes and flowering shrubs.

A path leads to the front door and



extends through a wicket gate to the enclosed rear garden with hedged boundary, lawn with flowerbeds and a decked seating area.

Local Area

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.

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 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.

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.

Council Tax

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

Local Authority

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



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 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			
(12-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

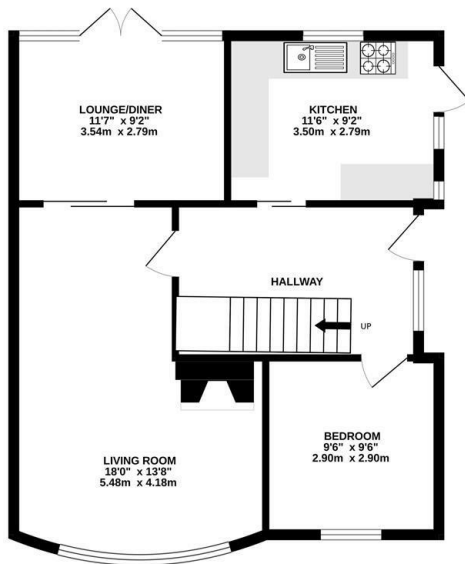


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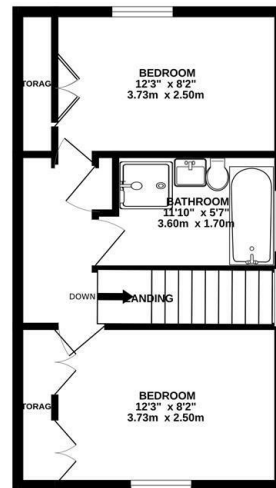
Clare Evans & Co's complaints procedure is also available on request.

PMA Reference
DRAFT 1416925024

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

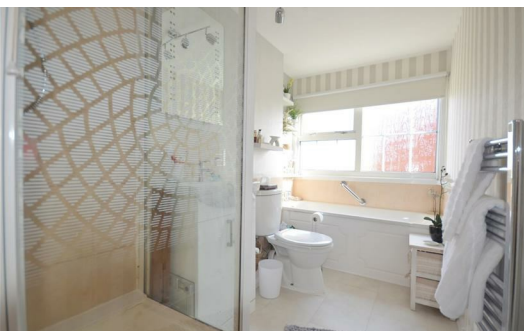


1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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