



11 Sunnyfield, Rhayader, LD6 5BP

Pleasant THREE BEDROOM detached house with garden to front and rear. The house has off-road parking and is located in a quiet cul-de-sac on the rural fringes of Rhayader. It has lovely views of Gwastodyn Hill and is conveniently situated a walking distance from town centre facilities and amenities.

- * Entrance Lobby * Lounge * Living / Dining Room * Kitchen * Utility Room *
- * Three Bedrooms * Bathroom * uPVC Double Glazing * Gas Central Heating *
- * EPC Rating 'D'*

£235,000 Freehold

Rhayader Sales

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ACCOMMODATION comprises

Entrance Lobby

Half-glazed entrance door. Radiator. Fitted carpet.

Lounge

Patio door with side panel opens on to the front garden and gives pleasant views towards the neighbouring Radnorshire hills.

Coved ceiling, fitted carpet, radiator.

Living/Dining Room

Coved ceiling, fitted carpet, two radiators.

Spotlights. Window to front.

Open to:

Kitchen

Range of matching base and wall units with worktops and tiled splashbacks over. Slot-in electric oven with grill.

Spotlights. Large window over the pleasant rear garden.

Understairs cupboard with coathooks and light.

Utility

Wall-mounted gas boiler. Cupboards.

Half-glazed door to rear.

FIRST FLOOR

From the Ground Floor a

staircase with fitted carpet and hand rail rises to the First Floor.

Landing

Fitted carpet, Access-hatch to roof space. Radiator,

Bedroom 1

Coved ceiling. Built-in cupboard with shelving.

Fitted carpet, radiator, window to front.

Bedroom 2

Fitted carpet, radiator, window to rear.

Bedroom 3

Fitted carpet, radiator, window to front.



Bathroom

Panelled bath, vanity unit having wash hand basin with cupboard under, wc suite.

Enclosed shower unit with electric shower heater. Fully tiled walls.

Coved ceiling, fitted carpet, spotlights.

Built-in Airing Cupboard with radiator and batten shelving over.

Obscure window to rear.

Outside

A tarmac driveway leads to the front door to the property. The open front garden is laid mainly to lawn

with some attractive shrubs.

A wicket gate leads to the rear garden which is laid to lawn with a brick built shed on the northern boundary.

Another wood shed, closer to the rear door, is in need of repair or removal.

Services

Mains electricity, gas, water and drainage.

Local Area

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

The town, which is the first on the River 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 hills is about 4 miles to the west.

The west Wales coast and university town of Aberystwyth



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



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.

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.

Council Tax

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

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.

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Reference

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