



## Old Post Office Llanwrthwl, Llandrindod Wells, Powys, LD1 6NT

NEW! Immaculately presented FOUR BEDROOM character property with great charm located in the sought after village of Llanwrthwl in the Upper Wye Valley. The attractive dwelling has very comfortable accommodation and is complemented by a well kept detached garden area with paved patio area that adjoins open countryside. There are delightful views from the garden over the Upper Wye Valley.

- \* Entrance Porch \* Hallway \* Lounge \* Kitchen/Dining Room \* Landing \*
- \* Four Bedrooms \* Bathroom \* Storage Shed \* Detached Garden \* Energy Rating 'F' \*
- \* UPVC Double Glazing \*

**£260,000 Price**  
**Freehold**

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### Entrance Porch

Glazed to three sides and with slated roof.  
Exposed stone walls. Ceramic tiled floor.

Fully glazed inner door with top light over opens in to the Entrance Hallway.

### Entrance Hallway

Cloak and storage area under staircase.  
Ceramic tiled floor.

Doors to:

### Kitchen/Dining Room

Excellent range of base and wall units with worktops and tiled splashbacks over and incorporating an inlaid single drainer sink with mixer tap.

Electric cooker point. Large cooker hood with extractor.

Integrated washing machine and integrated fridge freezer. Recessed lighting, tiled floor, radiator.

Window to front with fitted blind.

### Lounge

Woodburning stove set on a stone hearth and with oak shelf over. Laminate flooring,

radiator.

Window to front with fitted blind.

### FIRST FLOOR

From the Entrance Hallway, a balustraded staircase with fitted carpet rises to the First Floor.

### Galleried Landing

Fitted carpet, radiator, window to front.  
Access-hatch to roof space.

### Bedroom 1

Laminate floor, radiator, window to front.

### Bedroom 2

Laminate floor, radiator, window to front.

Exposed beam.

### Bedroom 3

Laminate floor, radiator, window to rear.

Built-in Airing Cupboard with electric boiler and having batten shelving over.

### Bedroom 4/Sitting Room

Lovely double aspect provided by a window to the side and a window to the rear, both with fitted blinds.

Exposed ceiling timbers. Floorboard-effect laminate floor. Radiator.

### Bathroom

Spacious bathroom with freestanding bath on claw feet having centrally located hand/shower attachment.

Corner shower with electric shower heater and glass sliding door.

Dual flush wc suite and wash hand basin set in to vanity unit with cupboards, worktop and with matching wall cupboards over.

Chrome towel radiator, extractor fan, floorboard effect tiled floor.

Recessed lighting. Window to rear.

### Outside

This charming property is located near the centre of the historic village of Llanwrthwl. The stone built house overlooks the attractive village church and is just metres from the adjoining countryside of the Upper Wye Valley.

The detached garden has a close boarded fence with a wicket gate that opens in to an idyllic and versatile low maintenance area which has a relatively extensive patio, ideal for seating and al-fresco dining. The garden





area has herbaceous plants, flowering shrubs and some specimen trees. It overlooks open countryside and provides a super secluded amenity area.

### Services

Mains electricity, water and drainage.  
Electric heating.

### Local Area

The property is located in the pleasant and peaceful village of Llanwrthwl, which lies across the River Wye from the A470 road between Rhayader and Builth Wells. The village has a Church, a Chapel and a well looked after village hall. A nearby Service Station offers fuel sales and has a well stocked supermarket and cafe.

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

Rhayader 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.

### Council Tax

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

### Local Authority

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

### Broadband Speed

The property is served by fibre broadband. To check the potential broadband speed please consult:  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>.

### Flood Risk (from NRW)

Flooding from rivers:

VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:  
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses  
VERY LOW RISK Risk less than 0.1% chance each year

### 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



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



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.

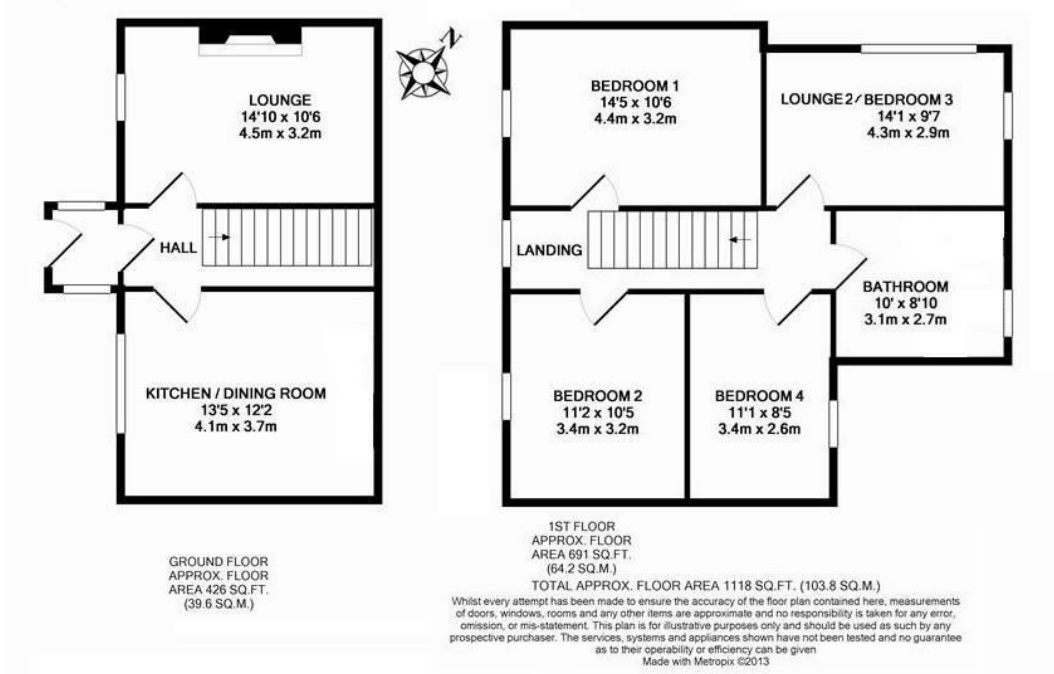
A copy of the Code of Practice is available in the office and on request.

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

### Viewing Arrangements

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

**PMA Reference**  
DRAFT 2706925525



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