



## Sarum, 15a Bryngwy, Rhayader, Powys, LD6 5BN

NEW! Pleasant THREE BEDROOM semi-detached bungalow with open garden to the front and enclosed south facing rear garden area with views of the surrounding hills. The property is located on a popular residential estate a short walk from town centre facilities and amenities.

- \* Entrance Hall \* Lounge \* Kitchen/Dining Room \* Three Bedrooms \* Bathroom \* Sun Room \*
- \* Off-road Parking \* UPVC Double Glazing \* Gas Central Heating \* EPC Rating 'tbc' \*

**£265,000 Price**  
**Freehold**

Rhayader Sales  
4 North Street, Rhayader  
Powys, LD6 5BU  
T: 01597 810457  
E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)





## ACCOMMODATION comprises:

### Reception Hall

UPVC entrance door with glazed side panel. Fitted carpet, radiator, two built-in storage cupboards.

### Lounge

Fitted carpet, radiator. window to front with fitted horizontal blind.

### Kitchen / Dining Room

Excellent range of matching base and wall units with worktops and tiled splashbacks over. Inlaid 1.5 bowl with drainer.

Built-under double electric oven with grill and inlaid ceramic hob and chimney style extractor fan over. Space and plumbing for washing machine and dishwasher.

Space for other white goods. Coved ceiling. Radiator. Window and half-glazed door to the rear.

### Bedroom 1

Coved ceiling, fitted carpet, radiator. Built-in wardrobe with hanging rail and shelf.

### Bedroom 2

Fitted carpet, radiator, built-in storage cupboard.

Large window to the front. Inner door to the rear Sun Room.

### Rear Sun Room

With glazing to three aspects with thermoplastic roof. Half-glazed door to the rear garden area.

### Bedroom 3

Fitted carpet, radiator, window to rear.

### Bathroom

Pedestal wash hand basin with mirrored cabinet over. Dual flush WC suite. Bidet. Large shower cubicle with glass door. Fully tiled walls.

Obscure window to rear.

## Outside

The property is located on a favoured residential estate a convenient walk from the town centre facilities and amenities of Rhayader,

There is an open lawned area to the front of the property which is dissected by a pathway leading to the front door and around to the rear,

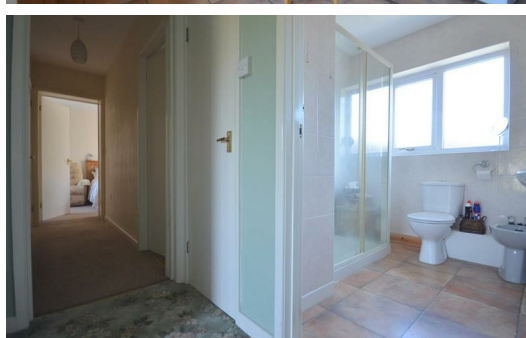
A short tarmac driveway provides off road parking. The rear of the property, accessed via a metal gate, is paved with flower borders and herbaceous shrubs. A wood garden shed is also included in the sale.

## 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 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.

### Services

Mains electricity, gas, water and drainage.

### 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. All photographs remain the copyright of Clare Evans & Co.

### 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)

### 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

### Broadband Speed

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



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	



### 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.

### PMA Reference

DRAFT 2306925525

# Floorplan



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