Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Dolheulog, 1 Penmaes, Rhayader, Powys, LD6 5PN

Superbly located on the northern fringes of Rhayader, this delightful link-detached bungalow offers a perfect blend of comfort and convenience.

The bungalow has useful porches to the front and to the rear. A pleasant Lounge/Dining room has double aspect with windows to the front and over the garden at the side. The Kitchen looks towards the Elan Valley with the rear porch offering a lovely spot to sit and enjoy the stunning surroundings. There are two double bedrooms and a shower room.

Set in a quiet location, this property benefits from the picturesque surroundings of Rhayader, known for its spectacular landscapes and outdoor activities. Whether you enjoy leisurely walks or exploring the local countryside, this area offers a wealth of opportunities for nature and sport enthusiasts.

With its appealing features such as large gardens, ample off road parking, garage and stunning views, this bungalow presents an excellent opportunity for those seeking a peaceful lifestyle in a beautiful part of Wales. Viewing is recommended!

* UPVC Double Glazing * Mains Gas * Solar PV Panels * EPC Rating 87/B *

£220,000 Offers in the region of Freehold

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






ACCOMMODATION comprises:

Entrance Porch
With pitched roof and having part glazed uPVC entrance door and window to front. Coat hooks.

Lounge/Dining Room
Feature fireplace with space for electric fire and having slate hearth and surround (please note there is a gas point in this location for a mains gas fire if required). Two large picture windows to side and to front with pleasant outlook.

Floorboard effect laminate flooring. Radiator.

Kitchen
Base and wall units having worktops and tiled splashbacks over. Built-under double electric oven with grill with hob and chimney-style extractor fan over.

Single drainer inlaid sink. Integrated fridge freezer. Space and plumbing under worktop for washing machine and tumble drier.

Recessed lights. Two windows to front. Linoleum floor. radiator.

Rear Porch
Glazed to three sides with door that leads to the garden. Wonderful views.

Inner Lobby
Laminate floor. Doors to:

Bedroom 1
Built-in wardrobes with hanging rail and shelving.

Fitted carpet, radiator, window to front.

Bedroom 2
Fitted carpet, radiator, window to rear.

Bathroom
Pedestal wash hand basin. Dual flush WC suite. Corner shower cubicle with thermostatic shower.

Fully tiled walls and floor. Extractor fan.

Obscure window to rear.

Garage
With metal up and over door. Concrete floor. Light and power connected.

Pedestrian door and window at the rear giving access to the garden.

Outside
The property is superbly located on the north-east fringes of the market town of Rhayader, and enjoys fabulous far ranging views of the glorious countryside that mid Wales is famous for. The Cambrian Mountains and Elan Valley hills provide a superb outlook from the south west facing gardens and grounds. These views are a particular feature of this property and can be enjoyed from the house and the paved sun terrace at the rear of the property

The large gardens provide to the front and side of the property are laid mainly to lawn, with some fruit trees and ornamental shrubs and bushes in some areas. A hedged boundary gives a private feel to the property.

A large tarmacadam driveway sweeps in front of the single Garage and extends in to an excellent sized parking and turning area, with space for several vehicles.

Services
Mains electricity, gas, water and drainage. Solar PV panels.

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 D.











Local Area

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

The attractive 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) 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.

Viewing Arrangements

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

Broadband Speed

To check the potential broadband speed please consult: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker. T A recent check suggests standard broadband should deliver a maximum download speed of 20mbps and a maximum upload speed of 1mbps.

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

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill. The non-refundable cost for a third party check is £36 including VAT.

Important Notice

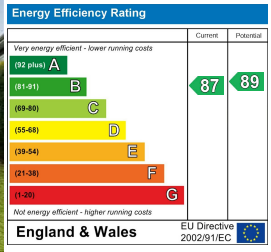
These particulars are offered on the understanding that all negotiations are conducted through this company.

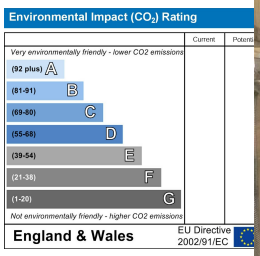
Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

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

DMCCA Reference

2416925126

Kitchen

Fully fitted kitchen with base and wall units having worktops and tiled splashbacks over.

Built-under double electric oven with hob and chimney-style extractor fan over







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