Clare
Evans & Co

Estate & Letting Agents, Auctioneers

19 Sunnyfield, Rhayader, Powys, LD6 5BP

Delightful TWO DOUBLE BEDROOM detached bungalow with garage situated in a pleasant cul-de-sac on the southern fringes of the popular market town of Rhayader and having views of neighbouring hills. A convenient distance from town centre amenities and facilities, the property is also a short walk from the beautiful River Wye. The property has spacious, attractive level gardens to the front and rear and there is ample off-road parking.

* Entrance Porch * Entrance Hallway * Lounge * Kitchen/Dining Room * Utility/Garden Room * Two Double Bedrooms * Bathroom * Large Integral Garage * UPVC Double Glazing * Gas Central Heating * EPC Rating 'D' * NO ONWARD CHAIN

£235,000 Price Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
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ACCOMMODATION comprises:

Entrance Porch
Glazed to two sides. UPVC entrance door with glazed side panel opens in to the:

Entrance Hallway
Coved ceiling, laminate floor, radiator (behind cover). Access-hatch to roof space.

Walk-in Storage Cupboard with wall mounted gas combination boiler (last serviced June 2025).

Lounge
Feature fireplace with electric log-effect wood burner set on a slate tiled hearth. Coved ceiling, floorboard-effect laminate floor, radiator.

Patio door with sliding panel has lovey views over the garden and surrounding hills.

Kitchen/Dining Room
Range of contemporary base and wall units with worktops and tiled splashbacks over. Inlaid ceramic hob with built-under electric oven having chimney-style extractor fan over.

Spotlights. Radiator. 1.5 bowl inlaid sink with mixer tap.

Space and plumbing for dishwasher, Half-glazed door to Utility/Garden Room.

Utility/Garden Room
Glazed to two sides with pedestrian door to patio and rear garden.

Worktops with space and plumbing underneath for washing machine, tumble drier and other white goods. Wall cabinets over. Exposed brickwork. pine clad ceiling, vinyl floor.

Inner door to Garage.

Bedroom 1
Coved ceiling, fitted carpet, radiator. Dual aspect is provided by a window to the front and a window to the side.

Bedroom 2
Coved ceiling, fitted carpet, radiator.

Window to front.

Bathroom
Contemporary bathroom with 'P' shaped bath having thermostatic shower with rainfall head and hand/shower attachment.

Wash hand basin with mixer tap and cupboard below.

WC suite. Chrome towel radiator. Shaver point. Recessed lighting. Obscure windows to side.

Fully tiled walls and floor.

Integral Garage
With remote-controlled electric roller door, concrete floor and with light and power connected. Obscure window to side.

Outside
The property is approached along a lovely block pavier driveway, through double metal gates, to a parking and turning area in front of the Garage.

The attractive, level lawns surround the

property on three sides and are laid mainly to lawn with herbaceous plants, flowering shrubs and specimen trees.

A paved pathway gives access to the rear at the side of the property, via a wicket gate, and also leads to a generous patio area, ideal for al-fresco dining whilst enjoying the beautiful mid Wales countryside for which the area is so well renowned.

Local Area

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

It 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.

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.

Services

Mains electricity, gas, water and drainage.

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

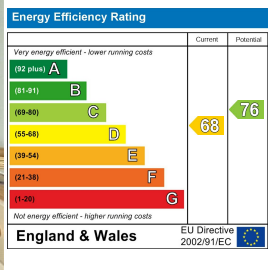
Broadband Speed

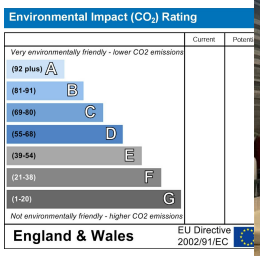
To check the potential broadband speed please consult:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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.

DCMAA Reference

DRAFT 0606925825

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