Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Harrowby, St. Harmon, Rhayader, Powys, LD6 5LU

Attractive and substantial detached THREE BEDROOM period property. The house has large, level gardens and adjoins countryside to the side and rear. It is located on the outskirts of a pleasant rural village, some 3 miles north of Rhayader, and has parking for several vehicles.

The house would benefit from some internal upgrading but offers prospective purchasers with the option to purchase a delightful family home in an enviable location.

* Entrance Hallway * Lounge * Siting Room/Dining Room * Kitchen * Pantry * Bathroom *
* Three Bedrooms * First Floor WC * Outside WC * Garden Shed *EPC Rating E *

£260,000 Price
Freehold

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






ACCOMMODATION comprises:

Covered Entrance
With attractive brick archway.

UPVC entrance door with obscure glazed side panels opens in to the:

Entrance Hall
Picture rail. Fitted carpet. Radiator.

Original pine panelled staircase with cupboard under.

Lounge
Fireplace with open firegrate and having tiled hearth and back plate with wood mantel surround.

Picture rail, fitted carpet, radiator.

Large bay window to front with rural views.

Sitting/Dining Room
Attractive original in-built open fire with adjacent oven, having slate fire surround. Built-in cupboard with shelving over in alcove,

Picture rail, radiator, large window to side overlooking the garden.

Kitchen
Range of base and wall units with worktops and tiled splashbacks.

Single drainer inlaid sink, electric cooker, washing machine.

Radiator. Window to each side and rear, and glazed external door to the garden.

Walk-in Pantry
Walk-in Pantry with shelving and window to side.

Bathroom
Panelled bath with tiled surround, electric shower heater and glass shower screen.

Pedestal wash hand basin. WC suite.

Quarry tiled floor, radiator, window to side.

FIRST FLOOR
A balustraded staircase rises to the First Floor.

Galleried Landing
Fitted carpet, window to side, access-hatch to roof space.

Bedroom 1
Large bay window overlooking adjoining countryside.

Tiled fireplace (currently blanked off). Picture rail. Built-in wardrobe with hooks.

Carpet. Radiator.

Bedroom 2
Large window overlooking side countryside.

Tiled fireplace with open firegrate. Built-in wardrobe with hooks.

Carpet. Radiator. Picture Rail.

Bedroom 3
Picture rail, carpet, radiator.











Window to front.

First Floor WC

Dual flush WC suite, pedestal wash hand basin with tiled splashback.

Airing cupboard with batten shelving.

Vinyl floor. Window to side.

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 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

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.

Council Tax

We are advised that the property is in Council Tax Band ''

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.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
Risk greater than 3.3% chance each year.

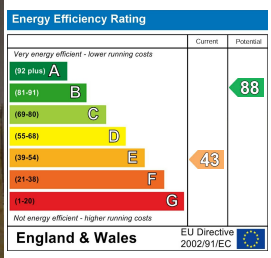
Broadband Speed

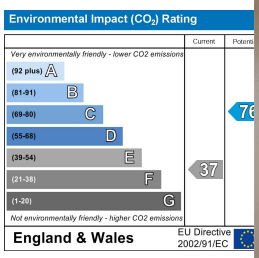
To check the potential broadband speed please consult: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker.

Important Notice

These particulars are offered on the









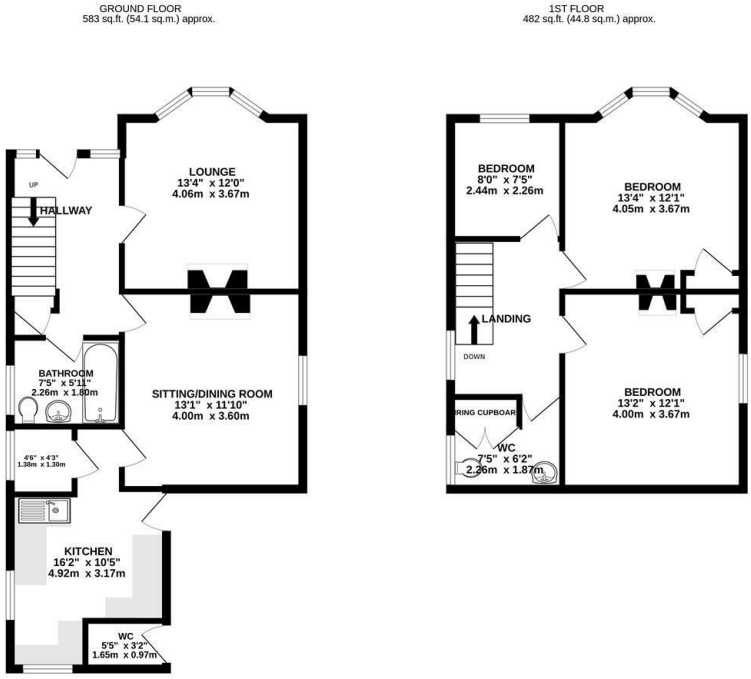
understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice 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.

PLEASE NOTE

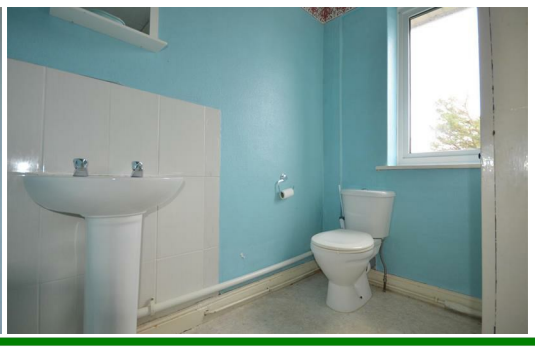
The access to the property is through the front boundary hedge.

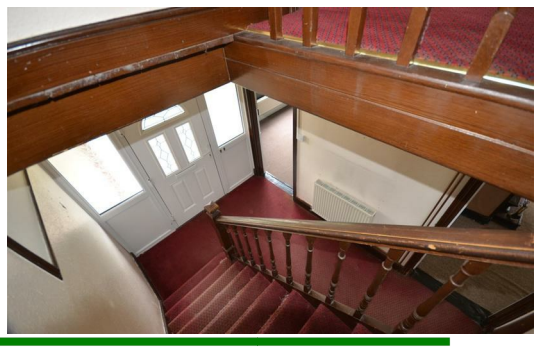
PMA Reference

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