



## Greyhaven, Llanwrthwl, Nr Llandrindod Wells, Powys, LD1 6NN

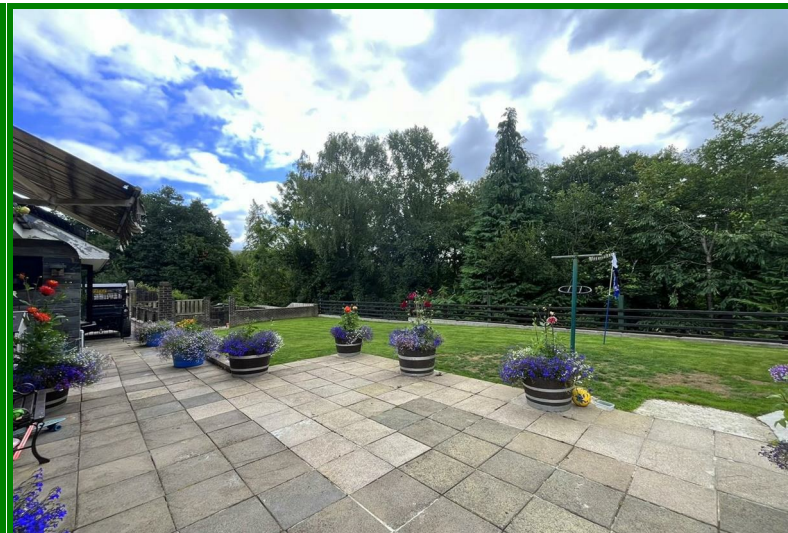
Substantial and attractive FIVE BEDROOM (two ensuite) detached property with extensive level lawns and gardens, parking and lovely views of the surrounding countryside. The property is located in the beautiful Upper Wye Valley yet is within 10 minutes drive of popular mid Wales market towns.

Constructed of brick, rendered and dressed slate walls this property has much to offer the prospective purchaser and viewing is highly recommended.

- \* Reception Hall \* Lounge \* Dining Room \* Study \* Kitchen/Breakfast Room \*
- \* Ground Floor Bedroom with accessible Ensuite Shower Wet Room \* Utility Room \*
- \* Four Further Double Bedrooms (one ensuite) \* Family Bathroom \* Landscaped Gardens \* Garden Sheds
- \* Productive Raised Beds \* Air Source Heat Pump and Solar Panels \* EPC rating 'tbc' \*

## £420,000 Offers in the region of Freehold

Rhayader Sales  
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**ACCOMMODATION comprises:**

**Reception Hall**

Entrance door. Coved ceiling, radiator, window to front. Understairs storage area. Staircase with fitted carpet rises to the First Floor.

**Cloakroom/WC**

WC suite, wash hand basin, radiator. Part pine clad wall.

**Lounge**

6.45m x 4.29m (21'2" x 14'1")  
Coved ceiling, fitted carpet, two radiators. Feature brick fireplace currently fitted with a 'Clearview' wood burning stove with oak beam above. Window to rear. Patio door with sliding panel open to the Sun Room.

**Sun Room**

3.91m x 1.42m (12'10" x 4'8")  
With bow-effect glazed door and panels to the front which provide super views over the front lawn, Exposed dressed slate. Tiled floor.

**Dining Room**

3.81m x 3.43m (12'6" x 11'3")  
(currently used as a second lounge)  
Accessed via double glazed door from the inner hallway. Coved ceiling, radiator, serving hatch to Kitchen. Window to rear.

**Study**

2.69m x 2.41m (8'10" x 7'11")  
Fitted carpet, radiator, window to front.

**Kitchen/Breakfast Room**

4.42m x 3.91m (14'6" x 12'10")  
Coved ceiling. Extensive fitted kitchen with oak fronted cupboards comprising base, wall, glazed display wall units having worktops and splashback over. Inlaid 1.5 bowl sink, space and plumbing for dishwasher, electric stove-style cooker with extractor hood over. Floorboard-effect laminate floor. Large window to rear overlooking the productive raised beds and the open fields behind the house.

**Utility Room**

3.05m x 2.49m (10'0" x 8'2")  
Worktop with splashback and large Belfast sink. Space and plumbing under worktop for washing machine and other white goods. Window to rear. Part glazed external door to side.

Inner door to:

**Bedroom 5 (ensuite)**

2.69m x 2.41m (8'10" x 7'11")  
French doors open on to the ramped access way. Floorboard effect laminate floor. Built-in cupboard with louvre doors. radiator. Additional window. Sliding door to:

**Accessible Ensuite Shower Room**

Wet room style. WC suite. large wash hand basin, electric shower heater. Anti-slip flooring and PVC panelled walls throughout. Wall mounted extractor fan.

**FIRST FLOOR**

**Galleried Landing**

Large airing cupboard with sliding louvre doors. radiator. Access-hatch to loft space. Fitted carpet. Doors to:

**Master Bedroom (ensuite)**

6.22m x 3.86m (20'5" x 12'8")  
Windows to the front and to the rear provide lovely dual aspect and have great views. Excellent Walk-in wardrobe and storage area. Fitted carpet. Radiator.

**Ensuite Shower Room**

Wash hand basin, WC suite, shower cubicle with glazed door. Radiator. Part tiled walls. Window to rear.

**Bedroom 2**

3.53m x 2.87m (11'7" x 9'5")  
Fitted carpet, radiator, window to front.

**Bedroom 3**

3.10m x 2.69m (10'2" x 8'10")  
Fitted carpet, radiator, window to front. Walk-in wardrobe with inner door to undereaves storage



### Bedroom 4

3.10m x 2.24m (10'2" x 7'4")

Fitted carpet, radiator, window to rear. Walk-in wardrobe with inner door to undereaves storage

### Family Bathroom

3.48m x 2.01m (11'5" x 6'7")

White suite comprising panelled bath with mixer shower tap. WC suite., pedestal wash basin, radiator, part tiled walls. Obscure window to rear.

### Outside

This special property is accessed off a single track driveway. A gated entrance with brick pillars and concrete and brick retaining walls opens in to a large brick paved parking area.

A pathway leads to the front door and attractive terrace overlooking the level, low maintenance front lawn and continues around the side and rear of the property. The rear of the property there is a useful 'lean-to' area providing area for storage and storing wood, as well as a workshop area. There are a few other garden sheds at the rear of the property providing options for further storage or animal/chicken housing. Several raised vegetable beds currently provide a very accessible and productive kitchen garden area, with easily washable concrete flooring and inbuilt drains throughout. The side

property has a lawn with attractive flower beds.

To the right hand side of the property there is an extremely useful enclosed area, again suitable for animal housing or storing items.

The property is located amongst stunning scenery and this can be seen from all of the rooms in the house.

### Local Area

The property is located near to 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 to the tourist and market town of Rhayader ([www.rhayader.co.uk](http://www.rhayader.co.uk)) some 5 miles north with its primary school, well equipped leisure centre, doctor's surgery, pharmacist, butchers, grocers, delicatessen as well as many public houses and inns. Rhayader is a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)) situated in the beautiful upper Wye Valley and 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.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk).

### Services

Mains electricity and water. Private drainage. Air source heat pump. Solar PV panels.

### Local Authority

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



| 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 | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (82 plus)   | A |                         |           |
| (61-81)   | B |                         |           |
| (49-60)   | C |                         |           |
| (35-48)   | D |                         |           |
| (21-34)   | E |                         |           |
| (12-20)   | F |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



### Council Tax

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

### 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.

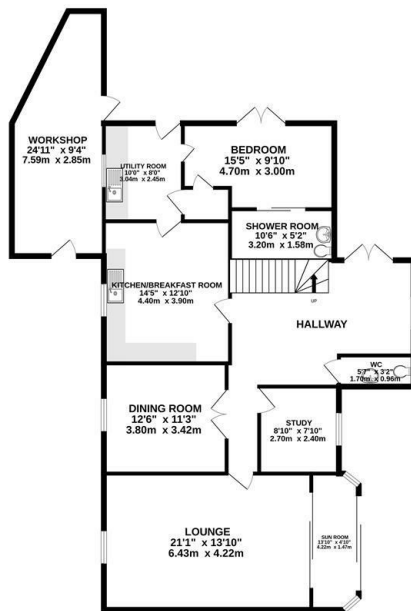
### The Property Ombudsman

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.

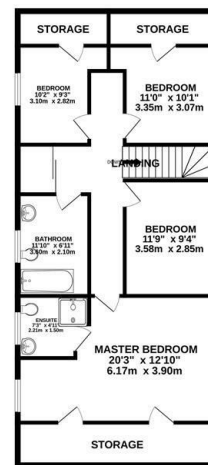
### DCMMA Reference

19086925825

GROUND FLOOR  
1409 sq.ft. (130.3 sq.m.) approx.

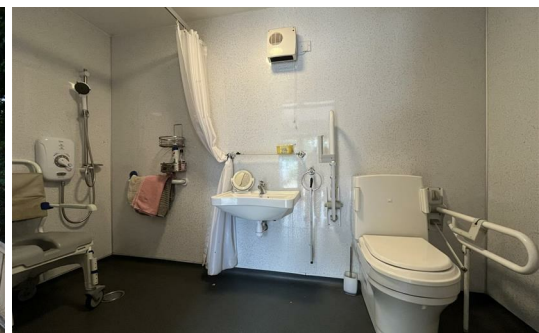


1ST FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 2433 sq.ft. (226.0 sq.m.) approx.

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