



Cooper's Cottage, 7 Castle Road, Rhayader, Powys, LD6 5BA

Nestled on the charming Castle Road in Rhayader, this delightful period house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for first time buyers, couples, or individuals seeking a cosy retreat in a picturesque setting.

Upon entering, you are welcomed into a living room that exudes warmth and charm, providing an inviting space for relaxation. The layout of the kitchen maximises comfort and functionality, and opens in to rear yard which brings 'the outside in'.

The period features throughout the house add a unique touch and showcase the rich history of the area. Located in the heart of Rhayader, residents will enjoy easy access to local amenities and recreational facilities. The surrounding countryside offers stunning views and opportunities for outdoor activities, making it an ideal location for nature enthusiasts.

This terraced house on Castle Road presents a fantastic opportunity for those looking to embrace the charm of a period property in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

£199,950 Price Freehold

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ACCOMMODATION comprises:

Living Room

Delightful room which is decorated in a stylish 'scandi' style.

There is a fireplace with painted brick inside and wood panelled chimney breast currently fitted with a wood burning stove. Floorboard-effect floor.

Recessed lights, radiator, glazed inner door to Kitchen/Dining Room.

Window to front with fitted plantation-style shutters.

Kitchen/Dining Room

Range of base and wall units with solid wood worktops and tiled splashbacks.

Inlaid hob with a built-under electric oven, having chimney style extractor fan over.

Single drainer sink with mixer tap. Space and plumbing under worktop for washing machine.

Wall mounted gas boiler, ceramic tiled floor.

French doors with glazed side panels opens in to a lovely enclosed garden area.

Storage Cupboard

With shelving, and currently housing a freezer.

Bathroom

Lovely fresh bathroom with dual flush wc suite, panelled bath with glass screen over and having electric shower heater.

Pedestal wash hand basin. Shelving. Recessed lights.

FIRST FLOOR

From the Living Room a staircase with fitted carpet leads to the First Floor.

Landing

Window to rear. Attractive part-panelled walls.

Doors to:

Bedroom 1

Lovely painted pine panelled walls and floor. Attractive original cast iron firegrate (not in use).

Radiator. Window to front.

Bedroom 2

Built-in storage cupboard. Painted pine panelled walls and painted floorboards.

Access-hatch to roof space.

Window to front with views across to St Clement's Church and over Rhayader.

Garden

At the rear of the property there is a quaint and cosy enclosed area with wood shed and storage shed.

This area is ideal for al-fresco dining and is currently adorned with beautiful pot plants, giving it a mediterranean feel.

A wicket gate in the rear boundary gives access to the parking area at the rear of the property.



Agent's Remarks

The placing of this property on the open market gives prospective purchasers the rare opportunity to acquire a property in an historic area of Rhayader.

Castle Road leads to the stunning Waun Capel Park which adjoins the River Wye as it meanders through to town.

It is a convenient, level walk to the town centre amenities and facilities of Rhayader.

The cottage has the benefit of parking immediately behind it which is a much sought after feature.

Ideal for first time buyers, those needing convenient accommodation close to town or those looking for a 'lock up and leave', viewing is highly recommended.

Services

Mains electricity, gas, water and drainage.

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 B.

Local Area

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

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) 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.

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.



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	74

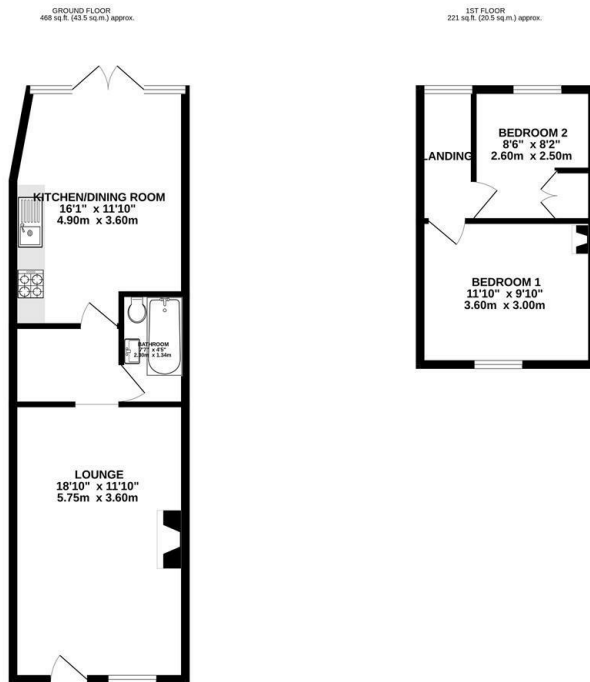
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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

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DMCC Reference
DRAFT 3006925526



TOTAL FLOOR AREA: 689 sq ft. (64.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is an illustrative proposal only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not to be tested and the guarantee is to the best of our knowledge of efficiency only to be given.
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