



Ty Gwenydd, Water Lane, Rhayader, Powys, LD6 5AN

NEW - EXCITING DEVELOPMENT OPPORTUNITY!

TWO BEDROOM COTTAGE with enclosed yard from where the River Wye can be heard flowing through Rhayader and Cwmdauddwr, the first town on the River Wye.

The property would benefit from upgrading and modernising but offers the prospective purchaser with the opportunity to make their own stamp on in an enviable location in an historic part of Rhayader.

**£135,000 Price
Freehold**

Rhayader Sales
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Ty Gwenydd

Accessed up some steps at the front of the property, the front door leads to the Hallway, off which there is a Lounge, having a mains gas fire and two windows. Two bedrooms are located to the rear of the property and overlook the rear enclosed yard. A further reception room opens in to a Kitchenette area having a sink unit with double cupboard under, and which leads to a dining room from where access to the rear enclosed yard is afforded.

The River Wye can be heard from the rear yard and can also be seen at certain times of the year. A pathway extends around the side of the property to the front.

There is a pathway (byway) near to the property that gives access to

the a ford in the River Wye and which has a small pebble beach.

Location

From the Town Clock War Memorial in the centre of Rhayader take the B4518 West Street and continue for approximately 450 yards, and as after you have started going down an incline take the first turning on your left in to Water Lane.

Continue down the hill and Ty Gwenydd will be found at the bottom of the lane. Keep right at the fork to access the property on the right.

Local Area

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

It is the first town on the River Wye and enjoys two well equipped

riverside parks with play equipment as well as a bowling green, tennis courts/multi-use games area.

It has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and there is a 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 area is well known for its outdoors activities. Walking, birdwatching, hiking and cycling are all available locally.



Rhayader is home to the spectacular dams and reservoirs of the noted Elan and Claerwen Valleys (www.elanvalley.org.uk) with their wonderful lakes, reservoirs, dams, mountains and open hills which are about 3 miles to the west.

The Elan Valley's dark skies are designated as an International Dark Skies Reserve meaning that the entire 45,000 acres are protected against light pollution for the benefit of those who live and work here, in addition to the many visitors each year.

The status also provides sanctuary for the abundance of wildlife and nature which can be found by day or night.

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.

Council Tax

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

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk

Services

Mains electricity, water and drainage.

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.

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