



Hill View, Station Road, Cwmdauddwr, Nr Rhayader, Powys, LD6 5AW

Delightfully situated TWO BEDROOM detached bungalow with gardens, off road parking and fabulous views over the village of Cwmdauddwr, near Rhayader and over the stunning countryside of the hills of the Cambrian Mountains.

The property is of non-traditional construction and would best suit cash purchasers.

Viewing is welcomed - call 01597 810457 for an appointment!

* Entrance Porch * Entrance Hall * Lounge * Kitchen * Conservatory * Two Bedrooms * Bathroom *
* EPC Rating 'tbc' * uPVC Double Glazing *

£175,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Entrance Porch

Obscure glazing to three aspects with a pedestrian door to the front.

Fully-glazed door and wide panel to:

Entrance Hall

Fitted carpet and radiator.

Doors to:

Lounge

Feature fireplace with composite marble hearth and backplate with wood mantel surround, currently fitted with a coal-effect gas fire. Fitted carpet, radiator, bay window to front.

Kitchen

Excellent range of base units with worktops and tiled splashbacks over.

Matching glass display wall units. Inlaid ceramic hob and built-under

electric oven.

Inlaid single drainer sink with mixer tap.

Spotlights, fitted carpet, radiator.

Two built-in cupboards providing storage.

Large window over rear garden.

Conservatory

Glazed to three aspects with pedestrian door to rear. Floorboard-effect floor. Radiator.

Bedroom 1

Fitted carpet, radiator, window to front.

Bedroom 2

Fitted carpet, radiator, window to rear.

Bathroom

WC suite, pedestal wash hand basin with mirror over.

Corner shower cubicle with electric shower heater.

Fully tiled walls.

Vinyl floor, radiator, obscure window to rear.

Outside

The property is accessed off a shared private drive, though double metal gates and on tot a short tarmacadam driveway that leads to a parking space at the side of the property.

There is path to the front and rear doors.

At the front of the property there is a level lawn with mature hedged boundaries from where there are superb, far reaching views over the village of Cwmdauddwr to the surrounding hills for which the Cambrian Mountains are so famous.

The rear garden is also laid mainly to lawn and is slightly sloping. It also has



super views from the top.

The property has a wood garden shed to the side which is also included in the sale.

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 D.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

Local Area

The property is located in the popular village of Cwmdauddwr which has a Community Hall and garden, parish Church and historic Inn. It is a short walk from the well maintained public path and playing fields of 'The Groe' which runs alongside the River Wye.

Cwmdauddwr is also the start of the wonderful Elan Valley Trail and is close to the glorious open countryside that Mid Wales is so famous for (www.elan.org.uk).

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.

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.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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

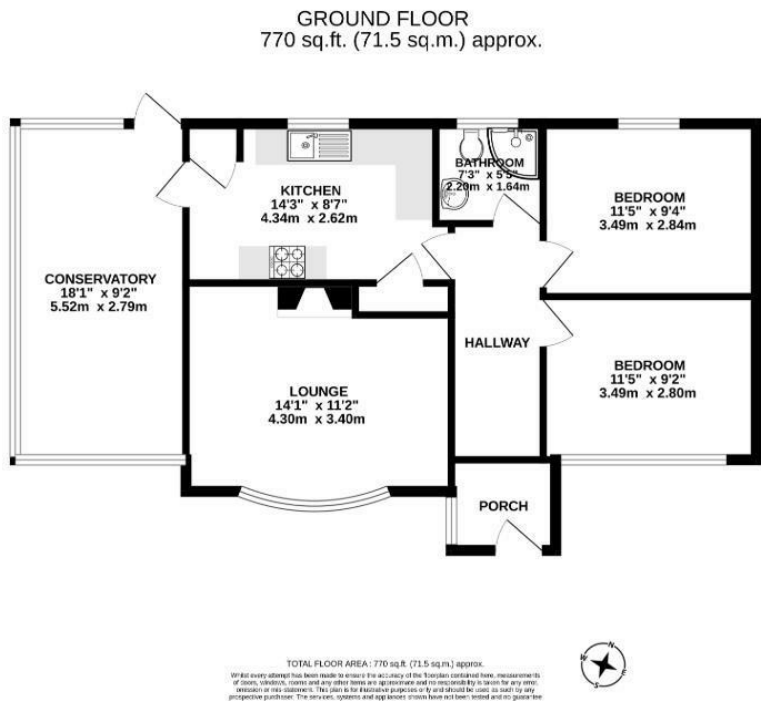
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procedure is also available on request.

PMA Reference

1206925525

Clare Evans & Co's complaints



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