



Maesgwaelod Cottage, Pant-Y-Dwr, Nr Rhayader, Powys, LD6 5LW

Charming FOUR BEDROOM, two bathroom, three reception room residential smallholding extending to approximately 2 acres (tbc) of pastureland and with adjoining red brick outbuildings suitable for further development subject to gaining any necessary consents

The property is conveniently located on the edge of the pleasant village of Pantydwr which has a public house and busy village hall. Viewing is recommended!

- * Entrance Lobby * Kitchen/Breakfast Room * Dining Room * Shower Room *
- * Living Room * Lounge * Bathroom * Utility Room * Four Bedrooms * Office/Study *
- * EPC Rating 'F' *

£395,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Half-glazed entrance door gives access to:

Entrance Hall

Quarry tiled floor. Staircase with hand rail and fitted carpet rises to First Floor landing. Half-glazed door to:

Kitchen / Breakfast Room

Range of base and wall units with worktops over. Inlaid 1.5 bowl single drainer sink. Integrated dishwasher.

Slot-in electric 'Rangemaster' stove having two ovens, warming drawer and grill, with six hot plates and extractor fan over.

Quarry tiled floor, window to rear. Spot lighting.

Ground Floor Shower Room

Pedestal wash hand basin, wc suite, corner shower cubicle with thermostatic shower and glass door.

Extractor fan. Quarry tiled floor. Window to rear.

Office / Ground Floor Bedroom

Pine floorboards. Window and half glazed external door to side.

From the Kitchen a door leads to:

Living Room

Exposed radiator. Fitted carpet.. Door to understairs cupboard/laundry. Window to front.

Rear Entrance Lobby/Utility Room

Space and plumbing for washing machine. Concrete floor. Radiator. Window and half -lazed external door to side.

Airing Cupboard

With hot water cylinder and batten shelving over.

Ground Floor Bathroom

Coloured suite comprising a pedestal wash hand basin, WC suite, panelled bath with tiled surround and electric shower heater over.

Vinyl floor. Radiator. Extractor fan. Window to side.

Lounge

Exposed ceiling joists. Fireplace currently fitted with a biomass stove that also services the central heating and hot water systems. Shelving. Radiator. Fitted carpet. Access to roof space.

Window and glazed entrance door to front.

Open to staircase with fitted carpet and handrails to landing.

Bedroom 1

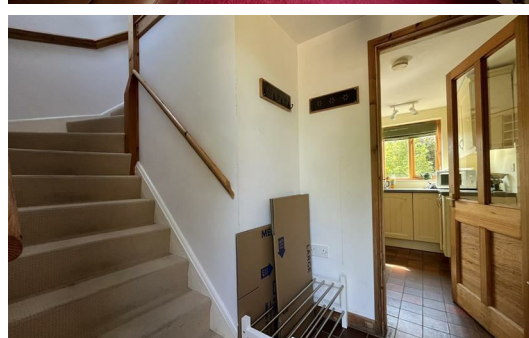
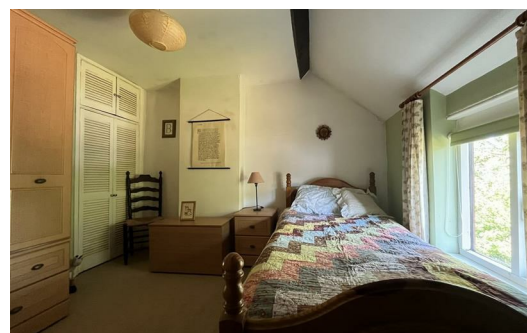
Exposed purlin. Built-in wardrobe with louvre doors. Fitted carpet, radiator. Window to front.

Bedroom 2

Exposed purlin. Fitted carpet. Radiator. Window to front.

Galleried Landing

From the Entrance Hall a staircase with fitted carpet rises to the Second Landing.



Bedroom 3

(currently used as a first floor lounge)
Triple aspect provided by velux window to front, stained glass window to the side and a window to the rear. Pine floor.

Bedroom 4

Solid pine floor. Window and velux roof light to rear with views over fields. Internal door to:

Office

Pine floor. Velux window to front.

Local Area

Pantydwr is a quiet rural village and offers splendid scenery, walks and public house. It has a newly built village hall hosting several weekly activities and village public house.

The village is located around 5 miles from the town of Rhayader and 7 miles from Llanidloes.

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

Services

Mains electricity and water. Private drainage. Biomass boiler and solar panels.

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.

Viewing Arrangements

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

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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

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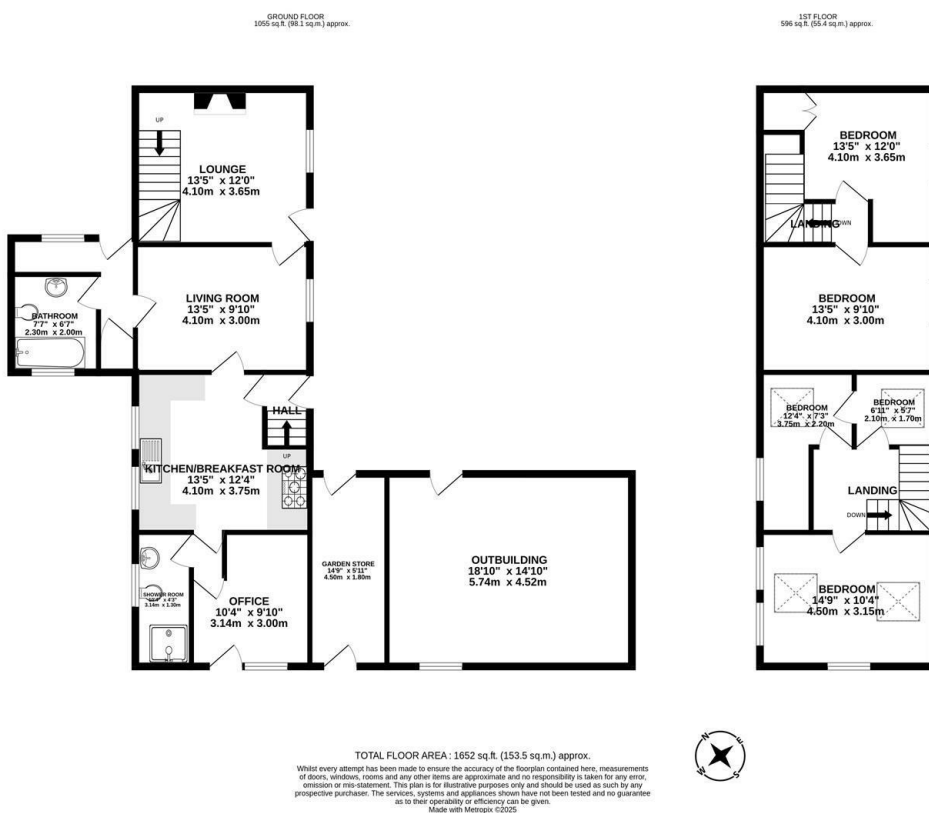
The Property Ombudsman

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.

DMCC Reference
DRAFT 0206925925



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