Gwalia Properties



36 Maesmawr, Rhayader, LD6 5PL

£375,000



Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 2

Introduction
Situated within a popular residential development in the historic market town of Rhayader, 36 Maes Mawr is an impressive four-bedroom detached family home offering spacious, contemporary living accommodation arranged over four levels.

Having undergone extensive refurbishment by the current owner, the property combines modern finishes with a versatile layout, making it particularly well suited to family living.

A standout feature is the superb open-plan kitchen, dining and living area, with access to two balconies enjoying views across the surrounding area towards the beautiful Mid Wales countryside.

Accommodation
Entrance and Lower Ground Floor

The property benefits from a spacious entrance hallway providing access to three bedrooms, one of which enjoys the convenience of an en-suite shower room.

Ground Floor

The accommodation continues with additional versatile living space, including a further bedroom with en-suite facilities, offering flexibility for a range of family requirements.

Open-Plan Kitchen, Dining and Living Area

Undoubtedly one of the property's most impressive features is the generously proportioned open-plan living space, thoughtfully arranged to create a welcoming environment for everyday family life and entertaining.

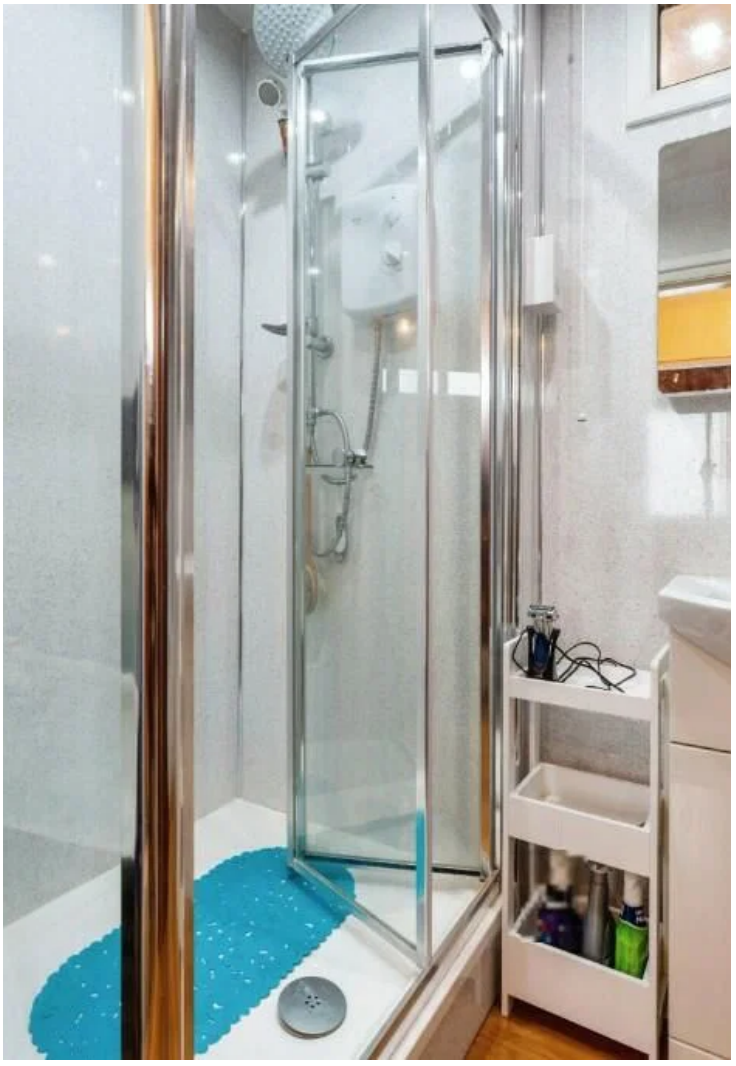
The kitchen and dining area benefits from French doors opening onto a balcony, with steps leading down to the landscaped outside space.

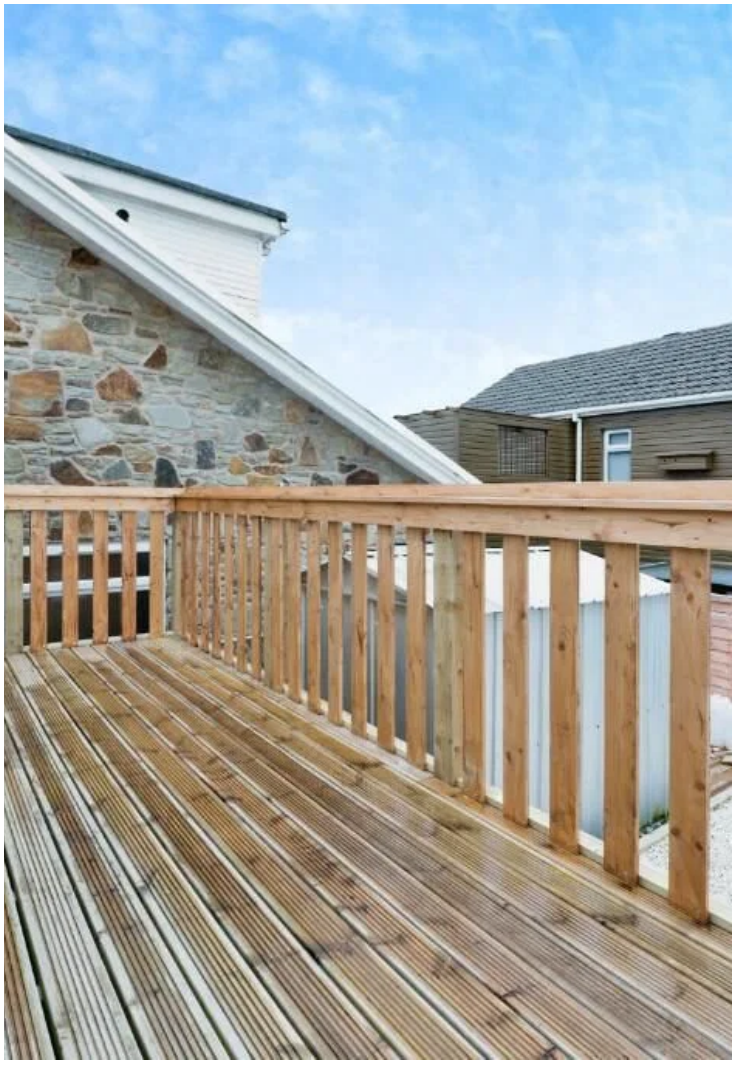
At the opposite end of the room, the living area features bi-fold doors opening onto a further balcony, providing an attractive setting from which to enjoy the surrounding views.

Upper Level

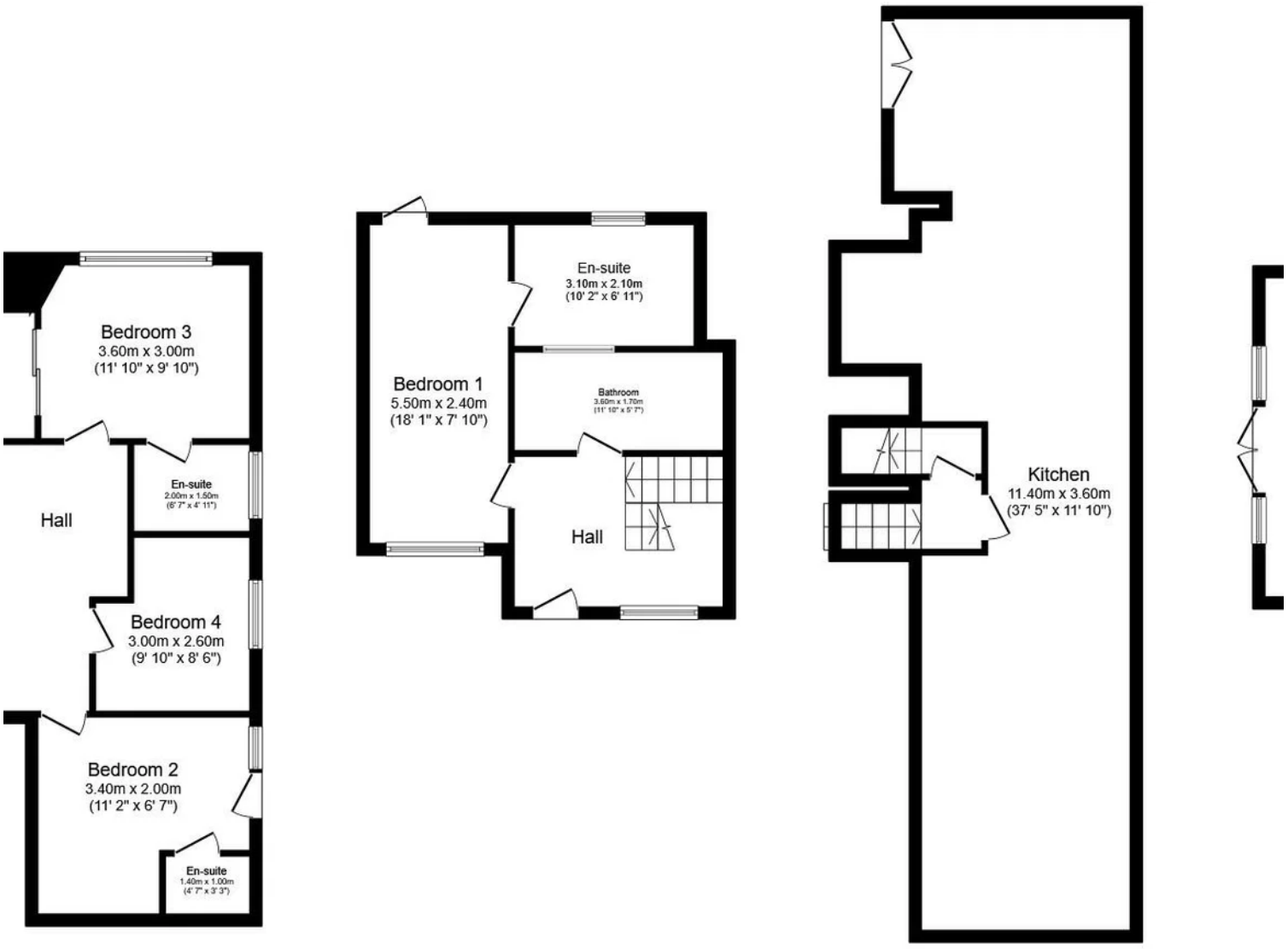
An additional staircase leads to the utility room, providing useful space for household appliances and laundry facilities











9.0 m² (1,819 sq.ft.) approx

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