Clare
Evans & Co

Estate & Letting Agents, Auctioneers



East Grove, East Street, Rhayader, Powys, LD6 5EA

Substantial period SEVEN BEDROOM property in a prominent location in the popular tourist and mid Wales market town of Rhayader, in the heart of the Cambrian Mountains and just a short drive from the stunning scenery of the Elan Valley with it's dams and reservoirs.

The property has spacious rooms with large windows and is set over three floors of accommodation. It would benefit from a scheme of refurbishment to make a super family home, or potentially one with AirBnB/BnB potential, subject to gaining and necessary consents. NO ONWARD CHAIN.

* Vestibule * Entrance Hall * Lounge * Living/Dining Room * Kitchen * Ground Floor WC * Utility Room *
FIRST FLOOR: * Four Bedrooms * Bathroom *
SECOND FLOOR: * Three Bedrooms *
Enclosed front garden * Rear Garden * Part uPVC Double Glazing * Part Gas Central Heating *

£225,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Vestibule
Part-glazed entrance door. Attractive Victorian tiled floor. Half-glazed solid wood door and side panels with fanlight over.

Entrance Hall
Coved ceiling. Fitted carpet. Radiator. A balustraded staircase with understairs cupboard and fitted carpet rises to the First Floor.

Lounge
4.98m x 4.30m (16'4" x 14'1")
Coved ceiling, Wall and ceiling lights. Radiator. Mains gas fire. Fitted carpet. Bay window to front.

Living Room / Dining Rom
4.10m x 3.94m (13'5" x 12'11")
Coved ceiling. Fitted carpet. Radiator. Tile and bricked fireplace with open firegrate.

Large sash window to rear with pleasant views.

Downstairs WC
Having pedestal wash hand basin with splashback and fluorescent light with shaver point over. WC suite.

Terrazzo tiled floor which extends from WC to kitchen. Window to side.

Built in airing cupboard with jacketed hot water cylinder & batten shelving.

Kitchen / Breakfast Room
3.99m x 3.30m (13'1" x 10'9")
Matching base and wall units with worktops and tiled splashbacks over. Inlaid single drainer sink.

Gas cooker with electric grill and gas hob having extractor fan over. Well mounted gas boiler.

Terrazzo tiled floor. Sash window to front and to side gives lovely double aspect. Door to:

Rear Utility area
2.53m x 2.36m (8'3" x 7'8")
Original black and red quarry tiled floor. Shelving. Window and door to rear garden.

FIRST FLOOR

Galleried Landing
Fitted carpet. Doors to:

Bedroom 1
5.10m x 4.00m (16'8" x 13'1")
Coved ceiling. Fitted carpet. Radiator. Bay window to front.

Bedroom 2
4.10m x 3.90m (13'5" x 12'9")
Fitted carpet. Radiator. Sash window to rear.

Bedroom 3
4.00m x 3.30m (13'1" x 10'9")
Fitted carpet. Radiator. Sash window to rear.

Bedroom 4
3.16m x 1.71m (10'4" x 5'7")
Fitted carpet. Sash window to front.

Bathroom
2.75m x 2.50m (9'0" x 8'2")
Wall hung wash hand basin with splashback and fluorescent light with shaver point over.

Cast iron bath. WC suite. Tiled and enclosed shower cubicle with electric shower heating and glass door. Heated towel radiator. Sash window to side.











SECOND FLOOR

From first floor landing, a balustraded staircase with fitted carpet rises to the Second Floor.

Galleried Landing

Coved ceiling, sash window to rear. Built-in airing cupboard with batten shelving. Access hatch to roof space.

Bedroom 5

4.30m x 2.95m (14'1" x 9'8")

Fitted carpet. Sash window to front.

Bedroom 6

4.10m x 3.94m (13'5" x 12'11")

Fitted carpet. Sash window to rear.

Bedroom 7

3.30m x 2.70m (10'9" x 8'10")

Fitted carpet. Sash window to front.

Outside

The rear of the property faces south and has super views of the surrounding countryside and Gwastedyn hill.

At the rear of the property there is a tarmacadam hardstanding area and a long lawned area that adjoins a field at its southern boundary. There are some attractive shrubs and specimen trees. A small red brick outhouse is located at the bottom of the garden.

Local Area

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.

Services

Mains electricity, gas, water and drainage.

Council Tax

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

Local Authority

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

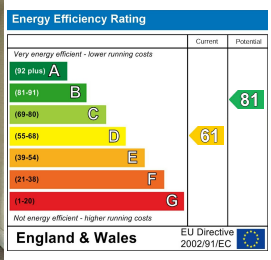
Viewing Arrangements

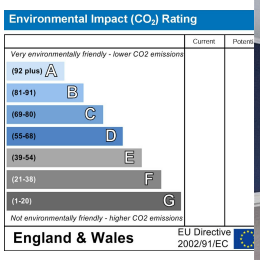
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

Important Notice

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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 remain the copyright of Clare Evans & Co.

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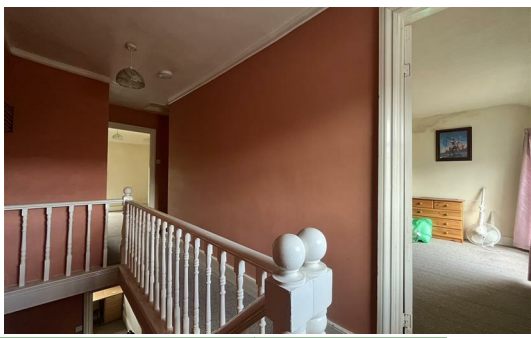
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