



Romans, St. Harmon, Rhayader, Powys, LD6 5LG

SOLD SUBJECT TO CONTRACT - similar properties urgently wanted!

Exceptionally located FIVE BEDROOM detached country bungalow incorporating a spacious self-contained ONE BEDROOM ANNEX occupying a delightful elevated, edge of village location with panoramic far-reaching views of the glorious surrounding Mid Wales countryside.

BUNGALOW: * Covered Entrance/Veranda * Open-Plan Kitchen/Breakfast Room *
* Dining Room/Sun Room * Utility Room * Lounge *
* Four Bedrooms (One Ensuite) * Bathroom *

SELF-CONTAINED ANNEX: * Kitchen Area * Lounge/Dining Room *
* Bedroom * Bathroom * Council Band 'F' * EPC Rating 'D' *

£379,950 Price Freehold

Rhayader Sales
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Covered Entrance/Veranda:

External light. Half glazed door and side panel.

Reception Hall:

18'0" x 11'5"

Laminate floor. Radiator. Access hatch to roof space. Built-in Cloak Cupboard with hanging rail and shelf over.

Open-Plan Kitchen/Breakfast Room/Dining Room:

14'5" x 14'1"

Excellent range of matching base and wall units and glass display cupboards with over-counter lighting incorporating slot-in Belling electric range with two ovens, grill, ceramic hob (five hot plates) and with matching chimney-style extractor hood over. Integrated fridge and integrated dishwasher. Matching kitchen island with inlaid single drainer sink and having storage under. Ceramic tiled floor. Pendant spot lighting. Radiator.

Opens to:

Dining Room/Sun Room:

14'5" x 12'1"

Delightful room with picture windows to three elevations providing far reaching views of the surrounding hills and countryside. French doors to patio area and separate pedestrian door to side. Spot lighting. Fitted carpet. Door to Utility Room which is also accessed directly from the Kitchen/Breakfast Room.

Utility Room:

Worktop with inlaid single drainer sink and built in cupboards under. Space and plumbing under worktops for washing machine and tumble drier. Tiled splashback. Tiled floor. Shelving and space for other white goods. Radiator. Door to Dining Room/Sun Room.

Airing Cupboard:

Tiled floor. Hot water tank (with immersion heater). Batten shelving over.

Lounge:

18'0" x 14'5"

Fireplace currently fitted with electric coal-effect fire having modern surround. Two radiators. Laminate floor. Large French doors open on to the south facing terrace and offering superb long range views over the idyllic garden and to the countryside beyond.

Bedroom 1:

Built-in wardrobe with hanging rail and shelf over. Laminate floor. Radiator. Window to side with garden views.

Ensuite Shower Room:

Low level dual flush WC suite, pedestal wash hand basin with mirrored cupboard and shaver point over. Tiled floor and tiled walls. Fully tiled and enclosed shower cubicle with thermostatic shower and glass opening door. Extractor fan. Obscure window to side.

Bedroom 2:

13'5" x 12'1"

Laminate floor. Built-in double wardrobe with hanging rail and shelving over. Radiator. Window to rear.

Bedroom 3/Study:

9'10" x 9'10"

Built-in storage cupboard with shelving. Radiator. Laminate floor. Window to rear with garden views.

Bathroom:

8'2" x 6'6"

Dual flush low level WC suite, pedestal wash hand basin, panelled bath with hand shower attachment and glass screen over. Shaver point. Radiator. Tiled floor. Majority tiled walls. Extractor fan. Obscure window to rear.

Bedroom 4:

11'5" x 10'2"

Laminate floor, radiator, window to rear. Interconnecting door to:

SELF-CONTAINED ANNEXE

ACCOMMODATION comprises:

Open-Plan Kitchen/Dining Room/Lounge. Half glazed entrance door.

Kitchen Area:

24'11" x 24'7"

Range of matching base and wall units with worktops and tiled splashbacks over and incorporating inlaid ceramic hob with chimney-style extractor fan over; eye level oven with grill. Inlaid single drainer sink. Space for white goods. Tiled floor, spotlighting.

Open to

Lounge/Dining Area:

Fitted carpet. Two wall mounted electric heaters. Recessed lighting. Window to front and to side. French doors opening onto the south facing front garden give glorious double aspect.

Bedroom 5:

12'5" x 9'2"

Fitted carpet, wall mounted electric heater, window to rear. Access hatch to roof space. Door to Bathroom.

Bathroom:

12'5" x 5'6"

Dual flush WC suite, pedestal wash hand basin with mirrored cabinet, fluorescent light and shaver point over. Large fully tiled and enclosed shower cubicle with thermostatic shower and glass sliding door. Towel radiator. Tiled floor. Majority tiled walls. Recessed lighting. Extractor fan.



Outside:

The south facing property is surrounded on all sides by its own delightful landscaped grounds which include rolling lawns, well stocked flower beds, borders and terraced areas. There is a delightful terrace which extends along the front of the main bungalow and the extension. The far ranging views of the adjoining countryside can be enjoyed from all parts of the bungalow and gardens.

A delightful pond in the lower end of the garden makes the most of the plentiful flora and fauna for which this area is so well known.

The driveway has parking for several cars and there is also detached garage.

Agent's Remarks

Properties of this size which such flexible accommodation - ideal for multi-generational living or for potential income generation - occupying large gardens and grounds in a popular edge of village rural location RARELY come on to the market.

Viewing is HIGHLY RECOMMENDED to appreciate all that this property has to offer.

Local Area

Romans is located in the pleasant rural village of St Harmon some three miles north east of Rhayader. Just one mile further north of St Harmon is the village of Pantydwr which has a public house and a new and busy community hall used for regular classes, social events and weddings.

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 (14 miles), Builth Wells (16 miles) and Llanidloes 9 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.

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 'F'.

Viewing Arrangements

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

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.

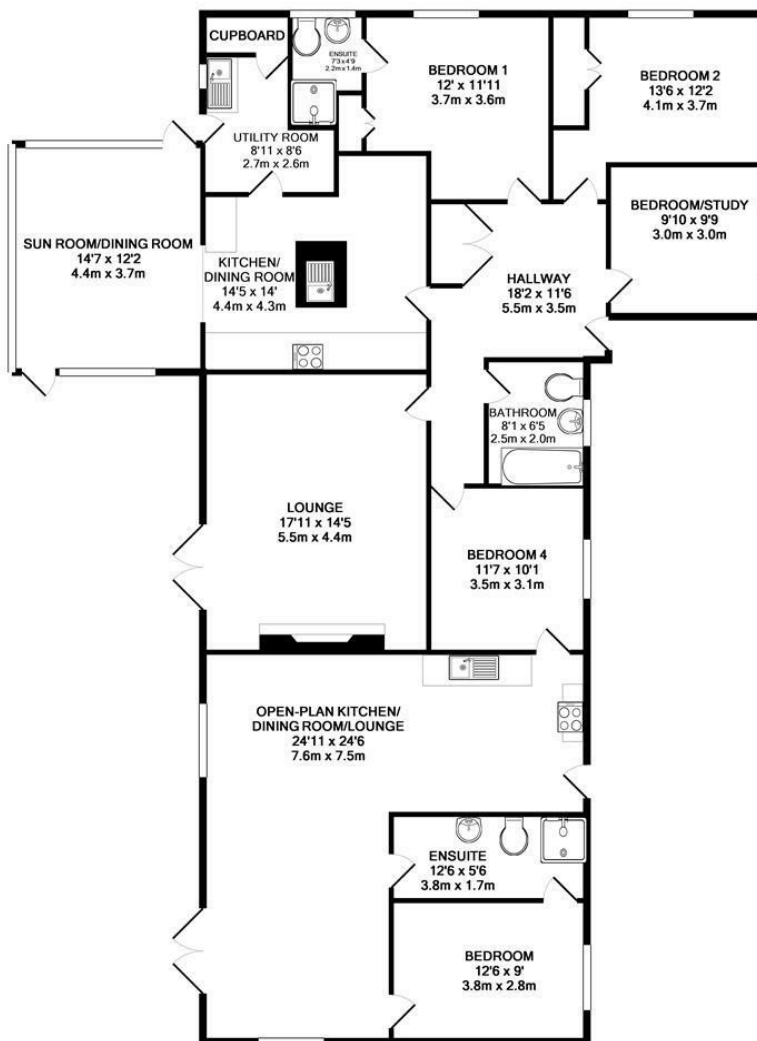
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PMA Reference



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			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 2012 SQ.FT. (186.9 SQ.M.)

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