



3, Oaks Meadow South Street, Rhayader, Powys, LD6 5BH

LET AGREED

Superbly located on the southern outskirts of the friendly tourist and market town of Rhayader is this FOUR BEDROOM detached property with delightful, landscaped gardens and off road parking. Viewing is highly recommended!

UNFURNISHED

- * Entrance Hall * WC * Open Plan Lounge / Dining Room * Conservatory *
- * Kitchen * Office/Snug * Utility Room * Four Bedrooms (One Ensuite) *
- * Bathroom * EPC Rating 'D' * Council Tax Band 'G' *
- * Double Glazing * Gas Central Heating *

Per month £750 Per month

Rhayader Sales

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ACCOMMODATION comprises:

Covered Entrance:

External light, paved terrace. Half glazed door with side panel to:

Reception Hall:

Coved ceiling, fitted carpet, radiator. Understairs cupboard.

Separate WC:

Coved ceiling. Tiled floor. Low level WC suite, wall hung wash hand basin, radiator. Obscure window to front.

Lounge / Dining Room

Dining Area: Window to front. Door to Kitchen. Open to:

Lounge Area: Two windows to side and a window to the rear. Patio door with sliding panel to:

Conservatory:

Set on dwarf brick walls and having glazing to three elevations with patio sliding door to rear terraced area. Polycarbonate roof with fitted blinds. Tiled floor. Super views over the attractive gardens and to the neighbouring hills of the upper Wye Valley.

Kitchen:

Newly installed kitchen comprising contemporary units with worktops over and incorporating integrated dishwasher, eye-level oven with grill, microwave, inlaid ceramic hob with extractor fan over. Matching kitchen island. Coved ceiling, tiled floor, radiator. Door to Pantry. Window to rear with super views over the garden.

Office/Dining Room:

Laminate floor, radiator. Window to side and patio door with side panel to front.

Utility Room:

Worktops and units with space and plumbing for washing machine, tumble drier and other white goods. Freestanding gas boiler, coved ceiling, tiled floor. Window to side, access-hatch to roof space, French doors to rear. Glazed external door gives access to the side of the house.

From Reception Hall a balustraded staircase with fitted carpet rises to the First Floor.

FIRST FLOOR

Galleried Landing:

Coved ceiling, fitted carpet, radiator. Built-in cupboard with batten shelving.

Bedroom 1:

Coved ceiling, fitted carpet, radiator. Built-in wardrobes with hanging rail and shelf. Window to front.

Ensuite Bathroom:

Low level WC suite, pedestal wash hand basin with fluorescent light and shaver point over, panelled bath with hand shower attachment. Coved ceiling, vinyl floor, obscure window to rear. Majority tiled walls, extractor fan, radiator.

Bedroom 2:

Coved ceiling, fitted carpet, radiator. Built-in wardrobe, window to front.

Bedroom 3:

Coved ceiling, fitted carpet, radiator. Built-in wardrobe. Window to rear.

Bedroom 4:

Coved ceiling, fitted carpet, radiator. Built-in wardrobe. Window to rear.



Bathroom:

Low level WC suite, pedestal wash hand basin, fully enclosed shower. Vinyl floor, radiator, obscure window to rear. Majority tiled walls.

Outside:

The property is approached from the council maintained highway over a shared driveway to a tarmac parking and turning space in front of the house. The front garden is laid to lawn with mature trees and a pathway extends around the side of the house to the rear where there are additional paved and gravelled terraced seating areas and attractive bricked pathways and stone steps which make the most of the large landscaped gardens.

A very useful open sided garden structure with mature flowering and climbing shrubs offers a delightful location from where to watch the beautiful red kites circling overhead and to hear the River Wye as it passes below the property.

The mature gardens are well stocked with flowering shrubs and herbaceous borders and a greenhouse and wooden garden shed are also included.

Services

Mains electricity, gas, water and drainage

Council Tax

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

Local Authority

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

Local Area

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.

Important Notice

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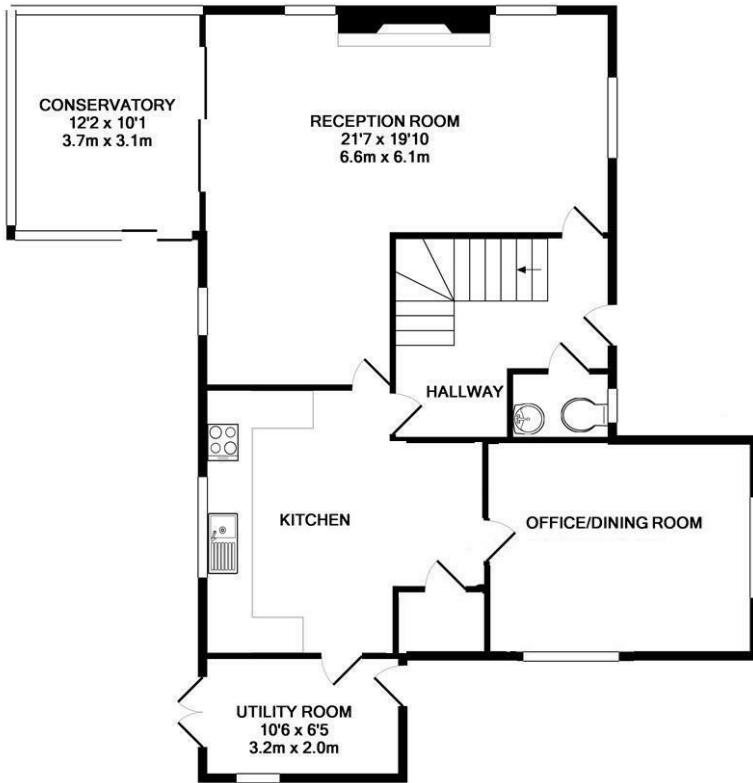
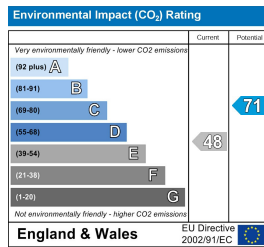
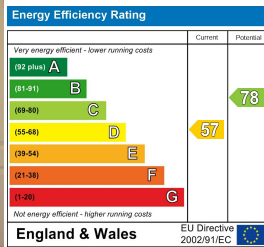
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The Property Ombudsman

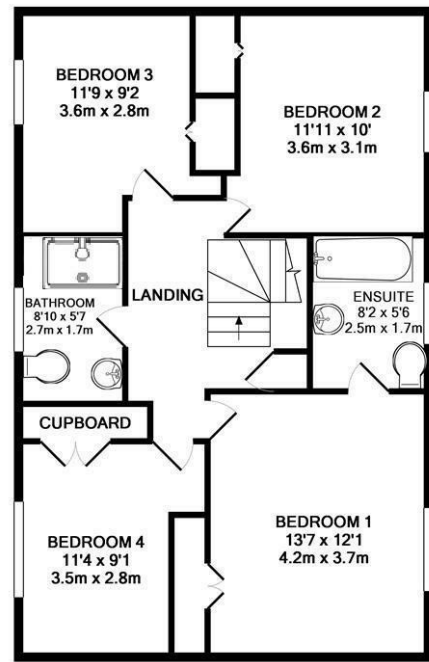
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PMA Reference

0906925818



GROUND FLOOR
APPROX. FLOOR
AREA 1004 SQ.FT.
(93.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 732 SQ.FT.
(68.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1736 SQ.FT. (161.3 SQ.M.)

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