



## Ashgrove, 6 Bryngwy, Rhayader, Powys, LD6 5BN

A well presented TWO DOUBLE BEDROOM detached bungalow with integral garage, off-road parking and attractive level gardens to the front and rear. The southfacing property is located in a sought after residential area of Rhayader and a short level walk from town centre amenities.

Viewing is highly recommended!

- \* Covered Entrance \* Reception Hall \* Lounge \* Dining Room/Sitting Room \*
- \* Conservatory \* Kitchen \* Utility Room \* Two Bedrooms \* Bathroom \*
- \* Integral Garage \* Gas Central Heating \*
- \* EPC Rating 'fbc' \*

**£229,000 Asking price**

### Rhayader Sales

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Powys, LD6 5BU  
T: 01597 810457

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		83	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		54
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



## ACCOMMODATION comprises:

### Covered Entrance

### Reception Hall

Coved ceiling, fitted carpet, radiator. Doors to Cloak Cupboard, Storage Cupboard and Airing Cupboard.

Doors to:

### Lounge 15'8" x 12'9"

Fireplace currently fitted with coal effect gas fire. Coved ceiling, fitted carpet, radiator. Large bay window to front with fitted vertical blinds, offers wonderful rural views of Gwastedyn Hill where red kites can often be seen flying.

### Dining Room/Sitting Room 10'9" x 9'2"

Coved ceiling, fitted carpet, radiator. Open archway to the Kitchen. Patio doors to:

### Conservatory

A fabulous light and airy room with fully glazed elevations and polycarbonate roof offering delightful views of the level garden. Pedestrian door gives access directly to the garden. Linoleum flooring. Fitted vertical blinds.

### Kitchen 10'9" x 9'6"

Excellent range of base, wall and glass display units with worktops and tiled splashbacks over incorporating an integrated electric cooker with ceramic hob and extractor fan over. Sink with mixer tap and draining board. Fitted carpet; window overlooking rear garden.

### Separate WC

Low level dual flush w/c suite; pedestal wash hand basin with mixer tap; fitted carpet. Obscure window to rear.

### Utility/Laundry 9'6" x 7'10"

Base and wall units with worktop and tiled splashback over. Sink with mixer tap and draining board. Fitted carpet. Space and plumbing for washing machine and fridge/freezer. Access hatch to attic space. Door to Integral Garage and external door to rear garden.

### Bedroom 1 13'5" x 9'6"

Coved ceiling, fitted carpet, radiator. Built-in wardrobe with hanging rail and shelving. Window with fitted curtains to front.

### Bedroom 2 16'0" x 9'2"

Coved ceiling, fitted carpet, radiator. Built-in wardrobe with hanging rail and shelving. Window with fitted curtains to rear overlooking the garden.

### Bathroom 9'2" x 8'2"

Low level w/c suite, pedestal wash hand basin with mirror and shaver point over, bidet, panelled bath with shower and screen over. Extractor fan. Obscure window with fitted curtains to side.

### Integral Garage

Up and over Garage door, concrete floor, light and mains power connected. Inner door to Utility/Laundry.

### Outside

The property is approached from the access road over a short tarmac driveway which has parking for several vehicles

There are delightful level lawned areas to the front and rear of the property with flower beds, specimen trees and shrubs and pleasant seating areas. The bungalow is situated in a most favoured residential area of Rhayader and is a short level walk to the town's facilities and amenities.

### 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 'E'.

### Services

Mains electricity, gas, water and drainage.

### 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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## PMA Reference

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