



**TO LET**



## Wye Falls, Bridge Street, Rhayader, Powys, LD6 5AG

Extremely well appointed TWO BEDROOM (one ensuite) maisonette in excellent order with well equipped kitchen located in the friendly market town of Rhayader. The property is close to all town centre facilities and amenities

\*Available immediately\*

\*Unfurnished\*

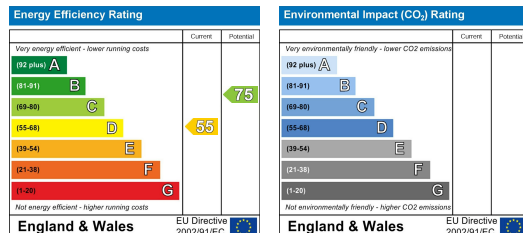
**£525 Per month**

Rhayader Sales

4 North Street, Rhayader  
Powys, LD6 5BU

T: 01597 810457

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## ACCOMMODATION comprises:

### Entrance Hall

Floorboard effect laminate flooring on entering followed by carpeted stairs (with handrail). Ample space to store footwear and coats, space would also allow for bicycle if required. Dual aspect window at the top of stairway, letting in much light and showcasing the rural views in the distance.

### FIRST FLOOR

First floor landing with floorboard effect laminate floor which continues through to Kitchen, Lounge and Bathroom spaces.

### Kitchen/Dining Room

Newly fitted matching base and wall units. Integrated fridge and separate integrated freezer. Stainless steel inlaid sink and drainer. Integrated 'Prima' oven and grill with ceramic hob, glass splashback and stainless extractor fan. Wall mounted gas fired 'Worcester Combi Boiler'. Space and plumbing for washing machine/tumble drier. Window to rear with deep sill.

### Lounge

Tiled fireplace (blanked off). Radiator. Two large windows to front.

### Bathroom

Panelled bath with tiled surround, low level WC suite, pedestal wash hand basin. Radiator. Window to front.

### SECOND FLOOR

Carpeted stairs.

### Bedroom 1 (En-suite)

Built-in wardrobe with a further built-in shelved cupboard. Fitted carpet. Radiator. Window to front.

### Ensuite

Fully tiled and enclosed corner shower cubicle with electric shower heater. Low level WC suite. Pedestal wash hand basin and tiled walls. Floorboard-effect laminate floor.

### Bedroom 2

Built-in cupboard/wardrobe space. Fitted carpet. Radiator. Window to rear.

### Services

Mains electricity, gas, water and drainage.

### Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://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](http://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.

### Council Tax

Council Tax Band is 'tbc'. Local Authority: Powys County Council tel: 01597 826000

## TENANCY PROCESS

Each adult over 18 must complete a Tenancy Application Form to allow for credit checks and other references.

Each occupier must provide their photographic ID and, if applicable, proof of residency in the UK.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements 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.

### PMA Reference

DRAFT 0116925020