



Brook Cottage Llangurig, Llanidloes, Powys, SY18 6SG

SOLD STC FIRST VIEWING DAY - more properties wanted!

Delightful, well presented TWO BEDROOM semi-detached cottage with good size low maintenance gardens. Ideally located in the popular village of Llangurig, on the River Wye, which has a post office, shop, craft centre, busy community centre, chapel, church and two public houses. A regular bus route passes through the country village to the popular coastal town of Aberystwyth and beyond. Ideal First Time Buy, Second Home or Buy to Let Investment opportunity. Viewing is highly recommended!

* Lounge * Ground Floor Cloakroom * Kitchen/Dining Room *
* Two Bedrooms * Bathroom * Double Glazing * Gardens * EPC Rating 'fbc' *

£109,950 Price

Rhayader Sales

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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			(92 plus+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	22		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ACCOMMODATION comprises:

An extension to the original cottage provides access in to this period stone property.

Lounge Area:

There is a half glazed entrance door to the front of the extension, and also one to the rear. As you enter from the rear door, you will find space and plumbing for a washing machine with worktop over, partial tiled walls, fitted corner shelving and window to the rear. Painted original stone wall with previous window opening offering feature shelving through to Dining Area. Wall mounted electric fire. Fitted carpet. Radiator. Windows to the front and side aspect

Cloakroom:

W.C., wall mounted wash hand basin, heated towel rail. Tiled floor, partial tiled walls, obscure window to rear.

Open Plan Kitchen/Dining Room:

Exposed beams. A range of oak fronted base and wall units incorporating built-under oven with ceramic hob and integrated extraction fan over. Integral fridge and freezer. Worktops with inlaid single drainer sink, worktops over, tiled splashbacks with partial wooden tongue and groove panelling to walls. Tiled floors, Radiator, side window to outside patio and gravelled area. Breakfast bar area with seating for two

Open plan Dining Area with exposed beam ceiling, painted exposed stone wall housing cast iron multi fuel wood burning stove set on a slate tiled hearth, Built-in storage cupboard housing electric meter with shelving. Fitted carpet. Radiator.

Recessed shelving at the bottom of the stairs. Carpeted. Wooden tongue and groove panelling to walls.

From the Ground Floor, open stairs lead to:

Galleried Landing:

Wooden balustrades. Fitted carpet.

Door to:

Bedroom 1:

Fitted wooden wardrobe with hanging rail and shelf. Pine boarded ceiling. Fitted carpet, radiator, window to side aspect.

Bedroom 2:

Loft hatch to roof space (fully boarded and insulated) with drop-down ladder. Airing cupboard/storage housing immersion heater. Pine boarded ceiling. Carpeted, radiator, window to side aspect

Bathroom:

Panelled bath with electric shower over. Fully tiled walls, heated towel rail. Pine boarded ceiling. Vinyl floorboard-effect flooring.

Outside:

The property has a good sized, well maintained yet low maintenance outside space to the side of the cottage and the front door is accessed from this outside gravelled and patio area.

Access to the rear garden is provided by a slabbed concrete pathway through mental gates found at the front of the property.

The rear garden has been terraced, occupies a relatively elevated position and offers seating areas on different levels. You will find lovely flowering borders with herbaceous plants and flowering shrubs. A wooden summer house with decked terrasse and outside storage shed are also included in this sale.

The property fronts the Nant Shan Brook.

Please Note - There is a right of way across part of the property in favour of two neighbouring properties – further details can be obtained from the Agent

Local Area

Located in the popular village of Llangurig, on the River Wye which has a post office, shop, craft centre, busy community centre, chapel and church. The property is ideally located close to the popular market towns of Llanidloes (www.llanidloes.com) and Rhayader

(www.rhayader.co.uk) and the stunning scenery of the Elan Valley Lakes and Reservoirs (www.elanvalley.org.uk) and the popular Hafren Forest. The university town and West Wales coast at Aberystwyth is a forty minute drive.

Services

Mains electricity, water and drainage

Council Tax

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

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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PMA Reference

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