



3 Bedroom Mid Terraced House
12 Maes Y Deri
Rhayader, Powys. LD6 5DF

ASKING PRICE: £167,000
www.iestynleyshon.com



12 Maes Y Deri, , Rhayader, Powys LD6 5DF

This family home is ideal for couples and families of all age groups. The property is situated on the Maes y Deri housing Estate just above the local community hall being within walking distance to the town centre. Rhayader is a market town situated in the beautiful upper Wye Valley. It 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 with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west. and a cycle path leads from Rhayader.

Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

01970 626585 hello@iestynleyshon.com

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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. The property was built some 50 years ago of traditional masonry walls with external facing brick work and relieved with rendered finish. The main walls support a pitched roof laid with concrete interlocking tiles. Windows are of Upvc.

GROUND FLOOR

The accommodation is arranged over two floors and comprises as follows:

Entrance Door

UPVC double glazed front entrance door leading to:

Reception Hall

With tile floor, gas metres and glazed door to:

Internal Hall

With stairs to first floor, single power point, double power point, panel radiator, 2 wall lights and door to:

Toilet

With low fish WC, wash hand basin, towel radiator, extractor fan.

Kitchen 3.79m x 3.22m

With a range of fitted white fronted base and eye level units, worktops above incorporate a single drainer sink with rinse bowl, 3 twin power points.

Lounge 4.32 m x 4.27m

With Bifold doors to outside rear, laminate floor covering, feature fireplace, 2 panel radiators, understairs storage cupboard housing electric consumer unit.

FIRST FLOOR

Approached by easy rise staircase to:

Central landing

With doors to,

Rear Bedroom 2.71m x 2.34m

With window to rear, panel radiator, single power points.

Main Bedroom 3.62m x 2.80m With window to rear, panel radiator, single power point, double fitted linen cupboards.

Boiler cupboard

Housing Worcester gas boiler which heats hot water and central heating.

Front Bedroom 3.78m x 3.02m

With window to front, panel radiator.

Bathroom/Wetroom

With shower area with Mira electric shower units above, vanity wash hand basin, double panel radiator, extractor fan, shaver light, built in cupboard.

Outside

To front, approached via pedestrian access way with forecourt. To rear, enclosed garden with large timber deck seating area, 12x10 aluminium frame glass house.

Services

Mains electric, gas, water and drainage. Gas fired central heating system. Council Tax band

General

The property was found in satisfactory standard of condition throughout. Ideal for couple or families of all age groups seeking a comfortable home in the town. For further details please contact Iestyn Leyshon 01970 626585 who will be please to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



TOTAL FLOOR AREA: 950 sq.ft. (88.3 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, ceilings, beams and joists are taken from the approximate centre of construction to provide the most favourable measurement. The figures for structural elements are given to the nearest 10mm for the purposes of comparison. The figures for area and perimeter are given to the nearest 10mm for the purposes of comparison. The figures for area and perimeter are given to the nearest 10mm for the purposes of comparison. The figures for area and perimeter are given to the nearest 10mm for the purposes of comparison.

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