

CERRIG Y GWALCH CWMDAUDDWR NEAR RHAYADER, POWYS LD6 5HA

A Well Presented Detached Converted Barn in a Quiet Rural Location in the Upper Wye Valley, with Excellent Views over the Surrounding Hills and Near the Market Town of Rhayader



Entrance Hall, Living Room, Kitchen, Shower Room, 3 Bedrooms and Bathroom. Electric Storage Heating, Multi-Fuel Stove, Mains Electricity, Private Water and Drainage. Garden with Off Road Parking for 2-3 Vehicles.

TO LET

Unfurnished for a Period of 1 Year on an Assured Shorthold Tenancy at a Rental in the Region of £500 per Calendar Month

VIEWING - Strictly By Appointment Through The Sole Letting Agents

PROFESSIONAL SERVICES INCLUDE:

Rural Consultancy

- Sale & Purchase of Farms and Estates
- Letting of Houses, Cottages, Fishing & Shooting Rights
- Management of Farms and Estates
- Valuation of Farms & Estates
- Telecommunication Mast Negotiations
- Road and Pipeline Compensation

Architectural & Building Surveying Services

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PROPERTY MISDESCRIPTIONS ACT

- (1) All measurements are approximate.
- (2) While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the agents, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property.

SITUATION

The property has a quiet, rural location in the Upper Wye Valley. It has excellent views over the surrounding hills and countryside. It is accessible via a good quality private stoned track off the minor public road that runs between Cwmdauddwr and Dernol. There is easy access onto the nearby common, upon which the public has Open Access in accordance with the Countryside and Rights of Way Act 2000.

LOCATION

The cottage is located about 3 miles from the market town of Rhayader, which provides a range of services including a post office, bank, shops, GP & dentist surgeries, library, leisure centre, public houses and primary school. Further services, secondary schools, shops and supermarkets are provided by the county town of Llandrindod Wells (13 miles) and the towns of Builth Wells and Llanidloes (both about 16 miles). The property is also about 29.5 miles from Newtown, 36 miles from both Hay-on-Wye and Aberystwyth, 41 miles from Brecon and 48 miles from Hereford.

THE PROPERTY

Cerrig y Gwalch is a converted two storey stone barn, with all window units double glazed.

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR

Front Door with cat flap leading into:

Entrance Hall with fitted cupboard, double electric socket, tile floor, mains powered smoke alarm, open doorway to Living Room via steps and doors into:

Shower Room (1.24m x 1.97m) with shower cubicle, WC, handbasin with mirror and shaving light over, tile floor, x2 downlights, electric fan heater and extractor fan

Kitchen (3.51m x 4.07m) with south-east and north facing double glazed windows, exposed timber beams, electric storage heater, x6 downlights plus 1 pendant light, 5 double electric sockets, electric cooker point with extractor hood above, tile flooring, ceramic sink and draining board, a range of fitted kitchen units with worktops, washing machine point.

Living/Dining Room (6.79m x 5.53m) large south-east and north-west facing windows providing excellent views over surrounding countryside, with French doors leading onto patio area and metal curtain poles over each window. Oak floor, exposed timber beams, x2 electric storage heaters, multi-fuel stove, x5 double electric sockets, large chandelier type light fitting plus additional pendant and wall-mounted light fittings, understairs cupboard containing hot water cylinder. Stairs to 1st floor

FIRST FLOOR

Stairs and split level gallery landing open to Living/Dining Room below, with fitted carpet, x1 double electric socket, mains powered smoke alarm, x1 pendant light and x1 wall light fitting, double switching and doors to:

Bedroom 1 (2.86m x 4.14m) with south-east facing roof window and small north facing window, electric storage heater, fitted carpet, pendant light, x4 double electric sockets, TV aerial/satellite socket.

Bedroom 2 (2.80m x 4.12m) with north-west facing roof window and small north facing window, electric storage heater, fitted carpet, pendant light, x4 double electric sockets, TV aerial/satellite socket.

Bedroom 3 (3.30m x 5.54m) with south-east and north-west facing roof windows, exposed timber beams, electric storage heater, fitted carpet, chandelier type light fitting, x4 double electric sockets.

Bathroom (2.25m x 2.78m) with south-east facing roof window, cork tile floor, W.C., handbasin with mirror and shaving light over, bath with shower over, fitted cupboard, electric heated towel rail, electric fan heater, x2 downlights and extractor fan

OUTSIDE

The property is surrounded by its own enclosed garden, which mainly comprises a lawned area, with borders and shrubs. There is a patio area beside the French doors.

Shed (0.80m x 1.45m) of traditional construction adjoining main building, with concrete floor.

Within the boundary of the property is a 2 bedroom static caravan. This caravan will **not** be included within the tenancy. The landlord will consider its inclusion within the tenancy or its occasional use by separate agreement.

FIXTURES AND FITTINGS

The property is available to be let unfurnished. All fixtures and fittings provided will remain the property of the Landlord and will be listed on an Inventory that will be included with the Tenancy Agreement.

SERVICES

Mains electricity, private water and drainage. Telephone subject to BT transfer regulations. Electric space and hot water heating, with a large solid-fuel stove in the Living/Dining Room.

CAR PARKING

A gravel parking area for 2-3 cars is located at the front and side of the property.

DEPOSIT

A deposit of £750 will be payable on signing the Tenancy Agreement and will be returnable at the end of the Tenancy provided the terms of the Agreement have been complied with and in accordance with a statutory insurance-based tenancy deposit scheme.

TERM & COSTS

The property will be offered, subject to contract, on an Assured Shorthold Tenancy for a fixed term of 12 months at a rent of £500 per calendar month, payable by standing order. The Tenant will also be required to make a contribution towards the Landlord's letting costs of £100 plus VAT. In addition, prospective tenants must provide information to a reference checking agency as part of their application for the Tenancy, for which there is an additional charge of £41 (inclusive of VAT) per prospective tenant.

OUTGOINGS

The Tenant will be responsible for paying all outgoing including Council Tax (Band "E"), electricity, telephone and fuel for the solid fuel stove. The Tenant will also be responsible for keeping the property and its garden clean and tidy, for internal decoration and minor repairs.

LOCAL INFORMATION

Outdoor Recreation – this part of Mid-Wales and the nearby Elan Valley are well known for beautiful scenery, wildlife and outdoor recreational pursuits, such fishing on the rivers Wye and Usk, walking, horse riding and bird watching. There are golf courses at Llandrindod Wells, Builth Wells & Brecon.

Indoor Activities – Rhayader, Llandrindod Wells, Llanidloes and Builth Wells have Leisure Centres and Swimming Pools. There are theatres at Llandrindod Wells and Builth Wells, with the nearest cinemas at Builth Wells, Newtown and Aberystwyth.

Events – Royal Welsh Smallholder & Garden Festival and Royal Welsh Show at Builth Wells (May and July respectively), Brecon Jazz Festival (August), Hay-on-Wye Literary Festival (May)

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC will be provided on request and a summary is set out below

Energy Performance Certificate



Fergw Barn,
Cwmdeuddeu,
RHAYADER,
LD6 5HA

Dwelling type: Detached house
Date of assessment: 23 June 2010
Date of certificate: 23 June 2010
Reference number: 2175-1017-6306-7070-2074
Type of assessment: SAP, existing dwelling
Total floor area: 141 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lowest running costs			Very environmentally friendly - lowest CO ₂ emissions
91-100 A			91-100 A
81-90 B			81-90 B
71-80 C			71-80 C
61-70 D			61-70 D
51-60 E	51	64	67
41-50 F			41-50 F
31-40 G			31-40 G
Not energy efficient - high running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales
EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment, in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

