















Views of Llandrindod Park, Lake and surrounding area - two taken from the historic Golf Club



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By directions of Mrs Aldridge

Ref: L. 2066

County Town of Llandrindod Wells Builth Wells 8 miles Rhayader 11 miles Knighton 19 miles

An attractive, well appointed, 5-bed, 2-bathrooms, detached house with 2 receptions, gas central heating, PVC double-glazing and private rear garden, set in popular quiet area, ¾-mile from town centre amenities.





42 Gorse Farm,
Llandrindod Wells, Powys LD1 5SH

COMPRISING: - A well proportioned, spacious detached house built in the early 1990s from traditional brick and block walls, under a slate roof. It has been upgraded with PVC double-glazing, has mains gas central heating and briefly provides: - Porch, Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen, Landing, five Bedrooms (one with en-suite Shower Room), and a family Bathroom. In addition there is a Garage, parking bay for 4 cars and gently sloping mature lawned gardens with excellent privacy and a large South-facing deck along the rear of the house. Council Tax - Band E **EPC - D (59)**

PRICE: - ***Open to offers over £325,000***

VIEWING: - Strictly by appointment with the Sole Agents Morgan & Co. Tel: (01597) 825682
Our professional bodies recommend that prospective buyers should watch a video tour before making personal inspections.

DIRECTIONS: - From our office proceed South for 200 yards and turn left at the mini roundabout onto Spa Road East (by the former Automobile Palace). Follow this road for 0.5 mile, passing Cefnllys Primary School, go over the brow of the hill then fork right onto Cefn Morfa. Turn right onto Gorse Farm, then turn right again and Number 42 is the first house on the left. *Sale board erected*

SITUATION: - Gorse Farm is a private development of 66 houses and bungalows that was completed about 25 years ago and is maturing nicely. This is a very popular area on the Eastern side of the town, near open countryside, woodland and the Lakeside park. Number 42 is built on a corner plot with a lovely Southerly aspect at the rear and it is surrounded by tall screen hedging that gives it excellent privacy. It is located about a 600 yard walk from a Primary School and the town centre is about ¾-mile. Llandrindod Wells is a pretty Victorian Spa Town and since 1974 the County Town and administrative centre of Powys *(2011 population 5,109)*, and it has a Tesco Superstore, Aldi Supermarket, successful schools, Hospital and Railway Station (Shrewsbury to Swansea line). Local leisure facilities include a Sports Centre, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course (with driving range), thriving U3A, Theatre, Library, Game and Coarse fishing, and beautiful parks. Historic Rightmove surveys have declared LD1 (Llandrindod Wells postal area) to be "the friendliest place to move to in the UK" and "Happiest Town in Wales" on numerous occasions. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 8, 11, 20, 24 and 27 miles distant, with Hereford, Abergavenny, Merthyr Tydfil and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are all about a 1¾-hour drive. *(Note - All times dependent on traffic conditions and any new WAG speed restrictions)*

THE RESIDENCE - 42 Gorse Farm is an attractive detached house built in the early 1990s from traditional cavity brick and block walls with part rendered elevations, under a slate roof. It has been updated over the years with 4 wood-grained PVC double-glazed windows, matching front and rear doors, and a patio door, kitchen and bathroom suites. Number 42 has mains gas central heating and it provides the following spacious well proportioned accommodation:-

GROUND FLOOR

OPEN PORCH - Having a PVC double-glazed door to

ENTRANCE HALL - Having a radiator concealed in a cabinet, open staircase to first floor, laminate flooring, wood panelling to dado level, small understairs cupboard, glazed doors to the lounge and kitchen, and door to

CLOAKROOM - Having a toilet, pedestal wash basin, window, radiator and laminate flooring.

LOUNGE **14' 10" x 13' 11" (4.53 m x 4.25 m)**
Having a living-flame gas fire with a marble and oak surround, coving, radiator, window to front, television point and wide arch to

DINING ROOM **14' 10" x 9' 6" (4.54 m x 2.89 m)**
Having laminate flooring, coving, radiator, window to East, patio door to South and half glazed door to

KITCHEN **13' 11" x 9' 5" (4.25 m x 2.87 m)**
Having a cream coloured suite incorporating ten base cupboards, eight wall cupboards, inset stainless steel sink, integrated stainless steel 5-burner gas hob with chimney hood over, eye-level double oven, work tops with tiled surrounds, plumbing for a washing machine, space for a fridge-freezer and tumble drier, radiator, window to South and PVC double-glazed door to West.

FIRST FLOOR - GALLERIED LANDING - Having coving, access to the loft (with a ladder), linen cupboard and a high-level borrowed light *(from Bedroom 5)*. ***Working Clockwise***

BATHROOM - Having a white suite incorporating a toilet and wash basin set in cut down cabinets, and a panelled bath with an electric shower and glazed screen over, together with tiled surrounds, radiator, toiletries cabinet, window to front and varnished hard-wood flooring.

BEDROOM 1 **(front) 7' 10" x 6' 10" (2.39 m x 2.09 m) -** Having a radiator and oriel window.

BEDROOM 2 **(front) 11' 0" x 7' 8" (3.35 m x 2.35 m) -** Having a radiator, laminate flooring and oriel window.

BEDROOM 3 **(rear) 9' 7" x 8' 9" (2.93 m x 2.68 m) -** Having a radiator and windows to East and South.

BEDROOM 4 **(rear) 10' 8" x 9' 6" (3.27 m x 2.89 m) -** Having a radiator, laminate flooring, window to South and door to **EN-SUITE SHOWER ROOM** - Having a white suite incorporating a toilet, corner hand basin and quadrant shaped glazed shower cubicle with an electric shower and Aqua-board panels, together with a window and radiator.

BEDROOM 5 **18' 11" x 10' 2" (5.77 m x 3.10 m) -** Having laminate flooring, two radiators, pedestal wash basin, window to South (rear), oriel window to North (front) and access to loft.

GARDENS - To the front there is a gravelled parking bay for four cars, Lawsons cypress screen hedging, a gently sloping lawn, heather beds and a path runs around the house. On the Eastern side there is a small paved area, a gently sloping lawn, shrubs, an apple tree and a wicket gate to the rear garden. This has a very large decked patio running along the rear of the house and garage, a gently sloping lawn, **Garden Shed** and screen hedging that provides excellent privacy.

GARAGE **18' 9" x 9' 5" (6.03 m x 2.89 m) -** Having an up and over door, personal door, window, lighting and power points.

FIXTURES AND FITTINGS described in this brochure are included in the price. Certain other items are available subject to negotiation.
TENURE - **Freehold with No Forward Chain.** ***Broadband*** - *We understand that Ultrafast Broadband is available*
SERVICES - Mains gas, electricity, water, drainage and telephone are connected. ***Note - The Agents have not tested the installations.***
LOCAL AUTHORITY - Powys County Council, County Hall, Llandrindod Wells, Powys LD1 5LG Tel: (01597) 826000
COUNCIL TAX **Band 'E'** *(£2,740.74 for 2025 / 26)* ***Note - Most photos were taken with a wide angle lens.***



















