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By directions of Ms Heine & Mr Pugh

Ref: L2073

County Town of Llandrindod Wells Builth Wells 7½ miles Rhayader 11 miles

A tastefully modernised maisonette, set at ground and first floor levels in a beautiful Arts and Crafts building, with 2 double beds, 2 shower rooms, gas CH and fine views, conveniently located by the Park and near town centre amenities.





Flat 1 Mangalore
Spa Road East, Llandrindod Wells, Powys, LD1 5ES

COMPRISING - Mangalore is a striking, Grade II listed Arts and Crafts detached property that has been sub-divided into six flats for many years. This maisonette is located at ground and first floor levels, has mains gas central heating, partial secondary glazing, fine views down Beaufort Road and it briefly provides: - Ground Floor: Entrance Lobby, 18' Lounge / Diner, open plan to modern Kitchen; First Floor: Landing, two double Bedrooms (one with en-suite Shower Room) and second Shower Room. In addition there is a spacious Entrance Hall and a Patio Garden that is shared with Flat 2. **Council Tax - Band B** **EPC "D" (67)**

LEASEHOLD ***Held on a 999-year Lease from 2004 (Note - Shareholder in the Freehold so NO Ground Rent).***

PRICE: - Open to Offers Over £125,000

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 travelling for personal viewings.

DIRECTIONS: - From our office proceed South on A483 (for Builth Wells) for 200 yards, turn left at the mini-roundabout to Spa Road. Mangalore is on the right after 100 yards. Flat 1 uses the main arched entrance up the steps. ***What3words: stitching.assembles.bedroom***

SITUATION: - Mangalore is a pretty Edwardian detached property that is set slightly above Spa Road East and this flat has a pleasant outlook down Beaufort Road. It is found on a quiet side street next to the Doctors' Surgery and within 100 yards of the Lakeside Park, a café, restaurant, bar and Bus Stop. The Hotel Metropole, a Primary School and County Hall are roughly 200 yards and Town Centre amenities are about ¼-mile. Flat 1 is accessed through the main arched entrance and has pleasant outlook from all the windows.
Llandrindod Wells is the County Town of and administrative centre of Powys, giving it a better range of shopping and business facilities than would be expected for a town of c.5150 residents, to include a Tesco Superstore, Aldi Supermarket, successful schools, Hospital and Railway Station (Shrewsbury to Swansea line). Excellent leisure facilities include a Theatre, Library, active U3A, indoor and outdoor bowls (International quality), historic "Harry Vardon" 18-hole Golf Course (with a driving range), Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 7½, 10, 19, 24 and 26 miles distant, with Hereford, Abergavenny and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are just over a 1¾-hour drive *(dependent on traffic conditions and any new WAG speed limits)*. In multiple Rightmove surveys Llandrindod Wells has been declared " The Happiest Town in Wales" and it has previously won "Friendliest Town to move to".

THE RESIDENCE - Mangalore is an attractive detached property built around 1914-16 for Dr Worthington, designed by Maxwell Smith (Oxford) in the Arts and Crafts style, influenced by Lutyens and Voysey. It is constructed from dark coloured bricks with part rendered elevations, under a Rosemary clay tiled roof, with original casement windows. The building is Grade II listed, so it retains a lot of character features to include beamed ceilings, parquet flooring downstairs, a window that wraps around the corner and a "Sunrise" stained glass porthole window. Flat 1 has been tastefully updated, has modern kitchen and shower suites, gas central heating, partial secondary glazing, a light and airy atmosphere, and provide the following comfortable accommodation: -

COMMUNAL OPEN PORCH - Having a quarry tiled floor, light and a pair of glazed doors to
COMMUNAL ENTRANCE HALL - Having parquet flooring, windows to East and South, staircase up to Flat 2 and door to

FLAT 1
ENTRANCE LOBBY - with cloak hooks and door to
LOUNGE / DINER 17' 11" x 13' 4" (5.48 m x 4.06 m)
Having a feature fireplace with a painted cast iron surround, two radiators, television point, large windows to North and West, herringbone parquet flooring, beamed ceiling, open staircase to first floor and open-plan to
KITCHEN 7' 6" x 7' 3" (2.34 m x 2.23 m)
Having a modern cream coloured suite incorporating six base and two wall cupboards, two glazed wall cupboards, larder cupboard, inset Asterite sink, ceramic hob, eye-level electric oven, cooker hood, work tops with tiled surrounds, and window to North.
FIRST FLOOR LANDING - L-shaped and on two levels with a radiator, pine flooring and built in laundry cupboard (plumbing and space for a stacked washing machine and tumble dryer).
BEDROOM 1 13' 6" x 10' 8" (4.11 m x 3.25 m)
Having pine flooring, radiator, alcove storage, picture rail and a window set on the corner giving fine views to North and West.
BEDROOM 2 12' 5" x 11' 0" (3.78 m x 3.35 m)
Having pine flooring, radiator, window to North, picture rail and sliding door with two steps down to **EN-SUITE SHOWER ROOM** - Having a modern white suite incorporating a toilet, double bowl sink set on a vanity unit, oversized walk-in glazed shower cubicle with an electric shower together with Aqua-board panels, ladder towel heater, toiletries cabinet, PVC double glazed window to East and original circular stained glass window depicting a sunrise.
SHOWER ROOM - Having a modern white suite incorporating a toilet, pedestal wash basin and glazed quadrant shower with a thermostatic shower and Aqua-board panels, together with a toiletries cabinet, dressing mirror, PVC double-glazed window to South and boiler cupboard (with a gas combi-boiler).

OUTSIDE: - On the Eastern side of the building there is a patio garden which is shared with Flat 2, with a gravelled patio area and a wicket gate leads to Number 4's garden.

TENURE - Held on a 999-year lease from 2004. The current Maintenance / Service Charge is £70 per month.
FIXTURES & FITTINGS described in this brochure are included in the sale price.
SERVICES - Mains electric, gas, water, drainage and telephone are connected**.** Services NOT tested by Agents. Superfast Broadband available (forecast speed 80 Mb download).
AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX Band B *(£1,744.10 for 2025 / 26)*
Note - Photos taken with a wide angle lens.















