

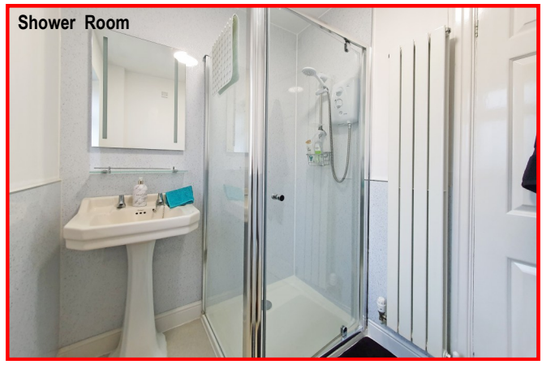


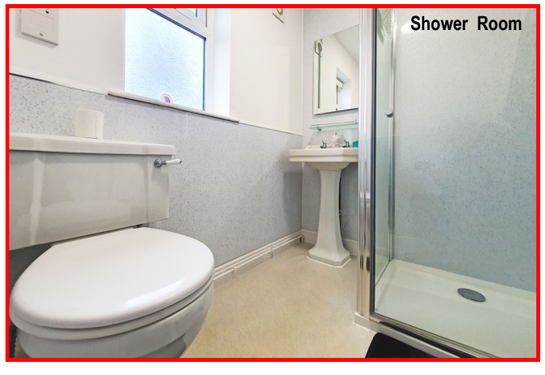












Views of Llandrindod Wells town centre, Lake, Park and surrounding area - two taken from the historic Golf Club



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Independent family business - Established 1991
Winner of 6 Gold Awards & 1 Silver in 2022/3/4/5 for Sales & Lettings in Best Agency Awards, a survey of nearly 15,000 agents across UK (so in top 2%).

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By directions of Mrs Piper

Ref: L.2083

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

A spacious, tastefully updated, link-detached bungalow with 2 double bedrooms, fine distant views, gas central heating, PVC double-glazing, garage, parking bay and mature gardens, set in a popular location, within easy walking distance of the town centre and park.





19 Woodlands
Llandrindod Wells, Powys LD1 5DE

COMPRISING: - An attractive link-detached bungalow (i.e. joined by its garage) built in the 1990s from brick and block walls, under concrete tiled roofs. It has been upgraded with PVC double-glazing, modern kitchen and shower suite, has mains gas central heating and provides: - Porch, Entrance Hall, Kitchen, 19' 9" Lounge / Diner, two double Bedrooms and Shower Room; together with a garage, a slightly elevated front garden, parking for two cars and an enclosed private rear garden with a large paved patio, raised flower border, mature shrubs, gently sloping lawn and screen hedging.
EPC - D (56) Council Tax - Band D

PRICE: - £230,000

VIEWING: - Strictly by appointment with the 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 towards Builth Wells on A483 for 200 yards and turn left at the mini roundabout onto Spa Road East (by the former Automobile Palace). Continue past County Hall and Cefnllys Primary School, then take the next right onto Woodlands. Follow the road around to the left up the hill, then bear left at the top and Number 19 is the last bungalow on the right. ***What3words: searching.remarked.entertainer***

SITUATION: - Woodlands is a private development of houses and bungalows that was completed in 1999, set in a prestigious residential area, next to a primary school, near the Council Offices, just over ¼-mile from the Lakeside Park and ½-mile from the town centre. Number 19 is found at the top of the estate and is built on a slightly elevated plot with a Westerly aspect, a private rear garden and fine distant views from the kitchen and front bedroom across the Ithon Valley to the Cambrian Mountains. It is located about a 400 yard walk from Cefnllys Primary School and the town centre and the Park are about ½-mile. Llandrindod Wells is a pretty Victorian Spa Town and since 1974 the County Town and administrative centre of Powys *(2011 Census population 5,109)*, and it has a Tesco Superstore, Aldi Supermarket, successful schools, Hospital, Bus Station and Railway Station (Shrewsbury to Swansea line). ***Continued .....***

SITUATION - Continued
Local leisure facilities include a Sports Centre, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course (with driving range), thriving U3A *(over 250 members)*, 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: - An attractive link-detached bungalow built in the 1990s from traditional brick and block external walls, with timber internal partitions and a concrete tiled roof. This bungalow has been upgraded by the installation of a new kitchen suite and PVC double-glazing, the windows being sage green on the outside and white inside, a dark grey front door and sage green patio door to the garden. Number 19 has mains gas central heating, good privacy, fine distant views from the front bedroom and it provides the following well proportioned accommodation: -

OPEN PORCH - Having a light and part glazed door to

ENTRANCE HALL - Having a radiator, cloak hooks, door bell, access to loft and boiler/linen cupboard with a Baxi gas combi boiler.

LOUNGE / DINER **19' 9" x 11' 9" (6.02 m x 3.59 m)**
Having a flicker flame fire with a marble & wood surround, two radiators, television point, coving, patio door to rear garden.

KITCHEN **11' 11" x 8' 1" (3.64 m x 2.48 m)**
Having a new range of light grey coloured suite fitted in 2024, incorporating six base cupboards, seven wall cupboards, inset stainless steel sink, work tops with washable splash backs, gas and electric cooker points, concealed cooker hood, plumbing for a washing machine, space for a fridge, radiator and window to the front.

BEDROOM 1 **(rear) 15' 0" x 9' 11" (4.57 m x 3.03 m)**
Having a radiator and television point.

BEDROOM 2 **(front) 8' 8" x 9' 11" (3.03 m x 2.65 m)**
Having a radiator and television point.

SHOWER ROOM - Having a white toilet, pedestal wash basin and glazed shower cubicle with an electric shower, together with Aqua-board panelling, vertical radiator, extractor fan, window and mirror.

OUTSIDE

GARAGE **18' 10" x 9' 5" (5.74 m x 2.89 m)**
Having an up and over door, single-glazed wooden window and door to the rear, LED strip light and double power point.

GARDENS - At the rear there is a full width paved patio with an outside light, low brick retaining wall and raised flower border with evergreen and flowering shrubs, sloping lawn with beech hedging at the rear, Lawsons cypress hedge on the right hand side and wooden fence on the left hand side

TENURE - Freehold with vacant possession on completion.
FIXTURES & FITTINGS described in this brochure are included in the price. Certain other items are available subject to separate negotiation.
SERVICES - Mains gas, electricity, water, drainage and telephone are connected. *Broadband estimate: Full Fibre (1800 Mbps available).* ***Note - The Agents have not tested the installations.***
LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX **Band 'D'** *(£2,242.42 for 2025 / 2026)*
Note - Most photos were taken with a wide angle lens.

Llandrindod Wells - Hotel Metropole, Lake with serpent and Station Crescent







