
Lounge


Lounge - View to South


Dining Room


Kitchen View to East


Kitchen


Kitchen


Garden - Looking South


Gardem - Looking North

Views of the neighbouring Llandrindod Park, Lake and surrounding area - two taken from the historic Golf Club *(½-mile)*



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By directions of Mrs Small

Ref: L1972

County Town of Llandrindod Wells Builth Wells 7 miles Rhayader 11 miles

A most spacious split-level detached property with 4 double bedrooms, 2 receptions, recently fitted kitchen, gas CH, PVC DG, beautiful panoramic views, integral garage and low maintenance, enclosed gardens, set in a superb location overlooking the Park and within 600 yards of the town centre.




The Gables - East Side - Taken from the Park

The Gables

Western Promenade, Llandrindod Wells, Powys LD1 5HR

COMPRISING: - An attractive detached property built around 1970 from traditional cavity brick and block walls, with part rendered elevations and concrete tiled roof. It is very well proportioned, has mains gas central heating, PVC double-glazing and provides:- Upper Level - Storm Porch, Entrance Hall, Lounge, Dining Room, Kitchen, three double Bedrooms, Wet Shower Room, Lower Level - Storm Porch, Entrance Hall, one double Bedroom and integral Garage / Workshop. Outside Parking for two cars, South-facing Balcony, raised flower border and an enclosed gardens with a level lawn with a South-westerly aspect, flower borders, steps and ramped paths to the upper level, which has a patio overlooking the Park. *(Note - No parking restrictions on Western Promenade)* **EPC - D (63)**

PRICE: - Open to offers over £300,000

VIEWING: - Strictly by appointment with the Agents, Morgan & Co. Tel: (01597) 825682
Covid Safety - Our professional bodies recommend that everyone should watch a video tour before making personal viewings to avoid wasted journeys.

DIRECTIONS: - From our office take the A483 South (towards Builth Wells). Carry straight on at the mini-roundabout, then turn left after 200 yards onto Temple Avenue East. Turn left at the T-junction and The Gables is the second property on the left.

SITUATION: - The Gables is found in a cul-de-sac of just four individually designed properties in a most convenient location, within 600 yards of the town centre and ½-mile of the Railway Station, Tesco and Aldi. Western Promenade is a quiet unclassified road that runs along the Western side of the beautiful Lakeside Park and parallel to the main A483. This gives level access to the majority of The Gables and offers a restful woodland outlook. Llandrindod Wells is the County Town of and administrative centre of Powys and has a range of shopping and business facilities, Tesco Superstore, Aldi Supermarket, successful schools, Cottage Hospital and Railway Station (Shrewsbury to Swansea line). In the 2015 Rightmove surveys LD1 (Llandrindod Wells postal area) was declared "the friendliest place to move to in the UK" and in 2017, 2019, 2020 and 20121 the "Happiest Town in Wales". Local leisure facilities include three beautiful parks, a Sports Centre, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course (with Driving Range), Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 7, 11, 20, 24 and 27 miles distant, with Hereford, Abergavenny and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are all about a 1¾-hour drive *(all dependent on traffic conditions)*.

THE RESIDENCE - An individually designed split-level detached property *(Note - Effectively a large 3-bed bungalow set above a garage and one bedroom)* built around 1970 from traditional cavity walls, with part brick, Reformate block and rendered elevations, under a concrete tiled roof. The Gables is very well proportioned and has been recently been updated with lovely new fitted kitchen. It has u-PVC double-glazed windows, a matching conservatory style porch, condensing gas boiler and 'Wet' Shower Room. The Gables comes with a sweeping 'Stair Lift' (currently dismantled), which combined with it's convenient location makes this property ideal for retired folk or people with mobility issues. This property has a light and airy atmosphere with good views from most rooms and it provides the following accommodation: -

GROUND FLOOR

KITCHEN **13' 7" x 11' 6" (4.14 m x 3.53 m)**
Having a new range of light coloured cabinets (installed 2020) incorporating fifteen base cupboards, five wall cupboards, two open shelving units, inset Asterite 1½-bowl sink, work tops with matching upstands and breakfast bar, integrated ceramic hob (with glass splash back), stainless steel chimney hood and eye-level electric oven. In addition there is space for a fridge-freezer, a vertical radiator, access to loft, windows to East and North, PVC double-glazed door to rear garden and door to

ENTRANCE HALL - Being L-shaped with a staircase down to the lower level, coving, door bell, two radiators, cloaks cupboard, airing cupboard, doors to the living accommodation and bedrooms (off a corridor with a window to West), two obscure double-glazed panels and double-glazed door to

STORM PORCH - a conservatory style PVC double-glazed structure with a doors to the Balcony (South-facing with wrought iron railings) and the main entrance door has a wide flight of steps down to the parking area.

DINING ROOM **13' 10" x 11' 6" (4.22 m x 3.51 m)**
Having a radiator, television and telephone points, large window to North and door to Lounge.

LOUNGE **19' 10" x 13' 10" (6.05 m x 4.22 m)**
Having an attractive modern flicker-flame electric fire, coving, skirting radiator, television and telephone points, three large windows to South and West giving commanding views.

WET SHOWER ROOM - Having a pale pink suite incorporating a toilet, pedestal wash basin and shower area with an electric shower, dwarf folding panels and curtain over, together with fully tiled walls, radiator, shaver point, extractor fan and window to East.

BEDROOM 1 **12' 8" x 9' 11" (3.87 m x 3.03 m)**
Having a radiator and window to East giving views over the Park.

BEDROOM 2 **12' 8" x 10' 1" (3.86 m x 3.08 m)**
Having a radiator, and window to East giving views over the Park.

BEDROOM 3 **16' 5" x 9' 10" (5.02 m x 3.00 m)**
Having two radiators, coving, television point and four windows to East, South and West that give fine views Bedroom 4. *Note - There is space for use as an office and potential for the creation of a Shower Room.*

LOWER GROUND FLOOR - INNER HALL - Having a radiator, window to South and doors to Garage, Utility and

BEDROOM 4 **13' 10" x 11' 8" (4.24 m x 3.53 m)**
Having a radiator, window to North and a cream coloured fitted suite of four wardrobes, dressing table and high-level storage cupboards.

UTILITY ROOM / STORM PORCH - PVC double-glazed with plumbing for a washing machine, space for a tumble drier and door to the parking area.

INTEGRAL GARAGE **19' 10" x 13' 10"** *maximum* **11' 0"** *minimum*
(6.05 m x 4.23 m *maximum* **3.37 m** *minimum* **)**
Being L-shaped with a remote controlled electric door, three windows, extensive fitted work benches and shelving, Worcester gas central heating boiler, fluorescent light, pendent light and electric power points.

OUTSIDE - The Gables is approached over a tarmac drive to a parking bay with space for two cars, raised flower bed, a wide flight of steps (with wrought iron balustrade) to the main entrance and a second flight of steps around the Southern side. A tall door in the parking area gives access to a level lawn set on the Western side with flower borders, mixed shrubs, Rhubarb and a close boarded fence gives excellent privacy. There is a level utility / storage area behind the garage and a wide ramped path, flanked by a narrow lawn runs around the Northern side to the upper level, where there is a nice patio area with wrought iron railings. On the Eastern side there is a paved path and flower border, set behind a low wall, with a wrought iron pedestrian gate onto Western Promenade *(Note - Unrestricted parking)*.

FIXTURES & FITTINGS - described in this brochure are included in the price. Certain other items are available subject to negotiation.

TENURE - Freehold with vacant possession on completion.

SERVICES - Mains gas, electricity, water, drainage and telephone 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 'F' *(£3,239.05 for 2025/ 26)* ***Note - Most photos were taken with a wide angle lens.***

Note - If you do not live in Powys we can give you a voucher for a free round on golf, curtesy of Llandrindod Wells Golf Club when you come to view one of our properties.



























