
Bungalow - from North


Garden - looking East


Lounge to Diner


Dining Area


Kitchen


Kitchen


Shower Room


Bedroom 2

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



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Independent family business - Established 1991
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County Town of Llandrindod Wells Builth Wells 8½ miles Rhayader 10 miles Knighton 18 miles

A much extended and updated 3-bed semi-detached bungalow with 26' Lounge / Diner, Utility Room, Study, gas central heating, PVC double-glazing, parking for 3 cars and a level, private garden, set at the end of a cul-de-sac 500 yards from Tesco.




Garden - from South

27 Llethyr Bryn

Almond Avenue, Llandrindod Wells, Powys, LD1 6BB

COMPRISING: - An attractive semi-detached bungalow built around 1990 from a timber frame with brick elevations, under a concrete tiled roof. It has been extended at the side and rear to give it a generous floor area of 1,212 ft² (115 m² - *from EPC)*, has efficient gas central heating, PVC double-glazing and briefly provides: - Entrance Hall, Kitchen, Utility Room, 26' Lounge / Diner, three Bedrooms, Shower Room and attic Study, together with parking for three cars, a small open-plan front garden and an enclosed private side garden with a level lawn, paved and gravelled patios, shrubs and Garden Shed, surrounded by screen fencing and neatly clipped hedges.

EPC - C (69) Council Tax - Band C

PRICE: - Offers over £230,000 *NO FORWARD CHAIN*

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

DIRECTIONS: - From Llandrindod Wells From our office take the A483 North (towards Newtown) for nearly ½-mile then turn left over the 'level-crossing'. Carry straight on at the roundabout, then take the first left onto Hillcrest Drive. After 50 yards turn left onto Almond Avenue, go down the hill to the end and Number 27 is on the left. *Sale board erected.*
what3words: ocean.zaps.taller

SITUATION: - Llethyr Bryn forms part of a mature popular development on the North-western outskirts of town. This bungalow is built on a level, triangular plot at the end of a cul-de-sac, with a Westerly aspect at the front and excellent privacy to the garden. A gate in the rear boundary acts as a short-cut to the local facilities at the Level-Crossing, about 300 yards (chip shop, general stores/sub-Post Office, Hairdressers), Tesco is about 500 yards and the Town Centre is just over a ½-mile walk. *Continued ….*

SITUATION - ***Continued*** **-** Llandrindod Wells was developed by the Victorians as a significant Spa Resort and since 1974 it 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 just 5150 residents, to include a Tesco Superstore, Aldi Supermarket, successful schools, Hospital, Metropole Hotel and Spa (126 rooms), Commodore Hotel and Railway Station (Shrewsbury to Swansea line). The Rightmove survey of 2015 declared LD1 (Llandrindod Wells postal area) to be "the friendliest place to move to in the UK" and their surveys of 2019, 2020 and 2021 declared Llandrindod Wells to be "Happiest Town in Wales". Leisure facilities within a 11 mile radius include a Theatre, Cinema, Library, active U3A, three Sports Centres, indoor and outdoor bowls (International quality), two 18-hole Golf Courses (one with a driving range), beautiful parks, Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are approximately 8½, 10, 19, 25 and 26 miles distant. The City of Hereford, Abergavenny and coastal resort of Aberystwyth are all about an hour's drive, with Cardiff, Swansea, Worcester and the Severn Bridge all just over a 1¾-hour drive *(Note - Dependent on traffic conditions and any new speed limits)*.

THE RESIDENCE: - A deceptively spacious semi-detached bungalow built around 1990 from a well insulated timber frame with brick elevations and concrete tiled roof. This bungalow has been dramatically extended at the side and rear to form a third bedroom, dining area and Utility, and part of the Attic has been converted into a Study. The full EPC shows that it now has a usable gross floor area of 115 m² (1,212 ft²) - so is roughly 50% larger than many of the 3-bed detached bungalows on this estate). Number 27 has been upgraded with wood-grained PVC double-glazing, matching PVC soffits and fascia, has a nearly new Worcester combi-boiler, a modern shower room with low entry shower and a Sun Pipe in the Lounge. It has mains gas central heating and provides the following comfortable accommodation: -

ENTRANCE HALL - Having a glazed door with canopy over, radiator, dado and doors to the lounge, shower room, two bedrooms and.

KITCHEN **11' 8" x 10' 5" (3.56 m x 2.57 m)**
Having a range of light oak fronted cabinets incorporating nine base cupboards, five wall cupboards, two galleried units, inset stainless steel sink, work tops with tiled surrounds, integrated stainless steel gas hob, electric oven, concealed cooker hood, fridge and dishwasher, together with a breakfast bar, pelmet lighting, spot light bar and door to

UTILITY ROOM **12' 4" x 6' 8" (3.77 m x 2.03 m)**
Having a worktop, plumbing for a washing machine, cloak hooks, three windows (West, North and East), Worcester gas combi-boiler and glazed door to garden.

BEDROOM 1 **(front) 11' 8" x 10' 9" (3.57 m x 3.29 m)**
Having a box bay window, radiator, dado and television point.

SHOWER ROOM **-** Having a modern white suite incorporating a toilet, pedestal wash basin and low threshold, over-sized glazed shower cubicle with an electric shower, Aqua-board panels and drop-down seat, together with radiator, mirror, shaver point, radiator, window, extractor fan, access to loft and airing cupboard (with tubular heater).

BEDROOM 2 **(rear) 12' 2" x 7' 10" (3.69 m x 2.38 m)**
Having a radiator, two book shelves, window to side, painted wood panelling to dado level and television point.

LOUNGE / DINER **26' 0" x 9' 8" (7.94 m x 2.95 m)**
Having a brick fireplace with an electric flicker-flame fire, two radiators, television point, laminate flooring, Sun Pipe, patio door to rear, open staircase to first floor Study and door to

BEDROOM 3 **11' 10" x 9' 8" (3.60 m x 2.96 m)**
Having a radiator, dado, window to rear, laminate flooring and two book shelves.

FIRST FLOOR STUDY **17' 1" x 7'** *maximum overall* **(5.20 m x 2.34 m)**
Having a sloping ceiling, radiator, book shelves, Velux roof light and access to loft.

GARDENS - To the front there is a small lawn, mixed shrubs, tarmac and gravelled parking bay for four cars. A gate leads to an enclosed level garden with a lawn, paved and gravelled patio areas, mixed shrubs and **Garden Shed (8' x 6')**, surrounded by clipped conifer hedging and a close-boarded fence, giving excellent privacy, with a wicket gate as a shortcut to Ddole Road..

TENURE - Freehold with vacant possession on completion. **FIXTURES & FITTINGS** described in this brochure are included in the price.
SERVICES **-** Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. Ultrafast Broadband 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 'C' *(£2,242.42 for 2025 / 2026)* ***Note - Most photos were taken with a wide angle lens.***











