

















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

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County Town of Llandrindod Wells Builth Wells 7 miles Rhayader 11 miles Knighton 19 miles

A tastefully modernised and extended, 4-bed, 2-bath detached property, with gas CH, PVC DG, Garden Office, South-facing garden and garage, set only 50 yards from the Park and ½-mile from the town centre.





Rosannda

Grosvenor Close, Llandrindod Wells, Powys LD1 5NE

COMPRISING: - An attractive detached bungalow that was built around 1960 from cavity brick and block walls, under a tiled roof, which has been wrapped in insulation panels and weather boarding to give a contemporary appearance and the attic has been converted. The house now has a floor area of 1,570 ft² (149 m²), gas central heating, PVC double-glazing, 18 Solar PV panels with 4 batteries, modern kitchen suite, and it briefly provides: - Ground Floor - Storm Porch, Entrance Hall, 2 double Bedroom, Bathroom, Lounge, large Kitchen / Diner, Sun Room and Pantry; First Floor - Landing, 2 Bedrooms and Bathroom. In addition there is an integral Garage, parking bay for 3 cars, enclosed, private front garden with a lawn, mature shrubs, an insulated Garden Office and decked patio, and an enclosed South-facing, private rear garden with mature trees and shrubs. **Council Tax - Band E EPC - B (90)**

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

VIEWING: - Strictly by appointment with the Sole Agents, Morgan & Co. Tel: (01597) 825682

DIRECTIONS: - From our office take the A483 South (towards Builth Wells) for nearly half a mile then turn left (signposted Golf Club). Turn right after 100 yards and Rosannda is the last property on the left. *Sale Board erected* ***what3words: household.emerald.notion***
From Builth Wells - Take the A483 North to Llandrindod Wells. Turn right onto Grosvenor Road, 100 yards after the Petrol Station towards the Golf Club, after 100 yards turn right into Grosvenor Close and Rosannda is last property on the left.

SITUATION: - Rosannda is found at the far end of a small cul-de-sac of just 8 properties and the rear garden has a lovely Southerly aspect and good privacy. Grosvenor Road is the road that runs along the Southern side of the Lakeside Park and it continues to the Old Parish Church and Golf Club (designed by Harry Vardon). The Ridgebourne used to be a semi commercial area, but the 3 shops, sub-post office, chip ship and pub have all closed, so now there is just a Service Station with a Nisa Convenience Store (200 yards), although town centre amenities are within a ½-mile walk. Llandrindod Wells was developed as a significant Spa Resort by the Victorians and since 1974 it has been 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 and Railway Station (Shrewsbury to Swansea line).

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SITUATION - continued ... Rightmove surveys have declared Llandrindod Wells to be "Happiest Town in Wales" on multiple occasions, and the friendliest place to move to in UK once. Leisure facilities within a 11 mile radius include the Metropole Hotel (126 rooms), a Theatre, Cinema, Library, active U3A, three Sports Centres, Gyms, indoor and outdoor bowls (International quality), two 18-hole Golf Courses (one with a driving range), Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are approximately 7, 11, 19, 24 and 27 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)*.

THE RESIDENCE - Rosannda was built in the 1960s as a detached bungalow with rendered cavity brick and block walls and a tiled roof. It has been remodelled and comprehensively refurbished and modernised by the present owners, to include a loft conversion (2019) that provides two bedrooms and an extra bathroom, incorporating six Velux roof lights (5 with blackout blinds and 3 South facing have external sun blinds and are top hinged for fire escape). At the same time the external appearance has been transformed by cladding the property with Cedral cement-fibre weatherboarding on top of 50mm of polyurethan insulation. Rosannda has an exceptional EPC rating of B (90) due to the installation of 18 x 425W Solar PV panels (7.65W total), 2 x 3.68 kW Solax hybrid inverters and 4 x 5.8 kWh Solax batteries (23.2 kWh with sockets in the Garage and Kitchen for any power cuts) that was completed in 2023. In addition the owners have fitted a modern kitchen suite, upgraded the parking bay and installed a Garden Office for home working in 2023, complete with an air-conditioning unit. Rosannda is an excellent family home with a generous residential floor area of 149 m² (1,570 ft² - from EPC), it has mains gas central heating, PVC double-glazing and provides the following comfortable accommodation: -

GROUND FLOOR

STORM PORCH - Having PVC double-glazed French doors, tiled floor and half-glazed oak veneered door to

ENTRANCE HALL - Being T-shaped and having a radiator, large cloaks cupboard (with curtain front), broom cupboard, linen cupboard, pine open staircase to First Floor and doors to the Dining Room and doors to all the rooms.

BEDROOM 1 **(front) 14' 2" x 11' 10"** *maximum* **10' 5"** *minimum* **(4.32 m x 3.62 m** *maximum* **3.18 m** *minimum* **)**
Having a radiator, picture rail, built-in double wardrobe and windows to North and East.

BEDROOM 2 **(rear) 13' 10" x 10' 11" (4.23 m x 3.33 m)** - Having a radiator, picture rail, television point and window to South.

BATHROOM - Having a white suite incorporating a toilet, pedestal washbasin and a panelled bath with an electric shower and curtain over, together with tiled surrounds, radiator, mirror fronted toiletries cabinet, window to front and extractor fan

LOUNGE **11' 11" x 10' 11" (3.63 m x 3.33 m)** - Having a radiator, television point and window to South.

KITCHEN / DINER / LIVING ROOM **23' 4" x 13' 1" (7.11 m x 3.99 m)**
Running the full depth front to back with windows to North and South, radiator, glazed door and a solid door to the Sun Room. The kitchen area has a modern light grey coloured suite incorporating eight base cupboards, five wall cupboards, larder cupboard, granite work tops, under-hung stainless steel sink, integrated stainless steel 5-burner gas hob, chimney cooker hood, electric double-oven, dishwasher and microwave oven, space for a fridge-freezer and gas central heating boiler.

SUN ROOM **10' 2" x 9' 6" (3.12 m x 2.89 m)** - Having a large PVC patio door to the South (new December 2022), window to West, radiator, walk-in **Pantry** (with fitted shelving) and door to

INTEGRAL GARGE **16' 8" x 10' 2" (5.10 m x 3.11 m)** - Having an up and over door, PVC double-glazed door and window to West, fluorescent light, two double power points, water tap, 2 x 3.68 kW Solax hybrid inverters and 4 x 5.8 kWh Solax batteries.

FIRST FLOOR *Note - Sloping ceilings.*

CORRIDOR LANDING - Running along the rear of the bungalow, with engineered Oak flooring, under-eaves storage, Velux roof light, down-lighters and Oak veneered doors off.

BEDROOM 3 **11' 7" x 10' 0"** *with 5' clear headroom* **(3.58 m x 2.92 m)**
Having engineered Oak flooring, radiator, downlighters, under eaves storage and Velux roof lights to front and rear (with blinds).

BATHROOM - Having a white suite incorporating a toilet with a concealed cistern, washbasin in a vanity unit, panelled bath and an oversized shower cubicle with a thermostatic shower, glazed screen and Aqua-board panels, together with an illuminated mirror, shaver point, down-lighters, ladder towel heater, extractor fan and Velux rooflight with obscure glass.

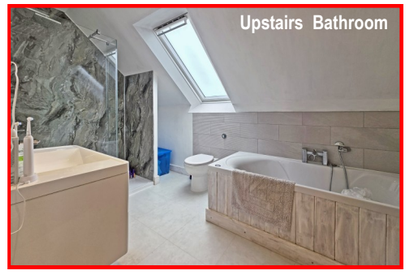
BEDROOM 4 **10' 11" x 10' 5"** *with 5' clear headroom* **(3.33 m x 3.18 m)**
Having engineered Oak flooring, radiator, downlighters, under eaves storage and Velux roof lights to front and rear (with blinds)

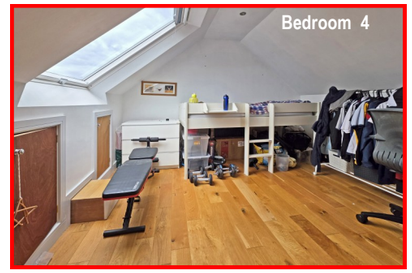
OUTSIDE - Rosannda has a tarmac parking bay with space for three cars and gates to the front and rear gardens. To the front there is a paved path, a gently sloping lawn, flower border, mature shrubs, good privacy from screen fencing and tall hedging, apple tree and decked patio leads to a **GARDEN OFFICE (5 m x 3 m)** - A purpose built insulated unit with PVC double-glazed door to the front, lighting, power points and an air conditioning unit. The South-facing private rear garden has a gently sloping lawn, mature trees and shrubs.

TENURE - Freehold with vacant possession available on completion. **SERVICES** - Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. **Fibre Broadband connected** ***Note - The Agents have not tested the installations.***
FIXTURES & FITTINGS described in this brochure are included in the price. Certain other items may be available subject to negotiation.
LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX **Band 'E'** *(£2.883.21 for 2026 / 2027)* ***Note - Most photos were taken with a wide angle lens.***





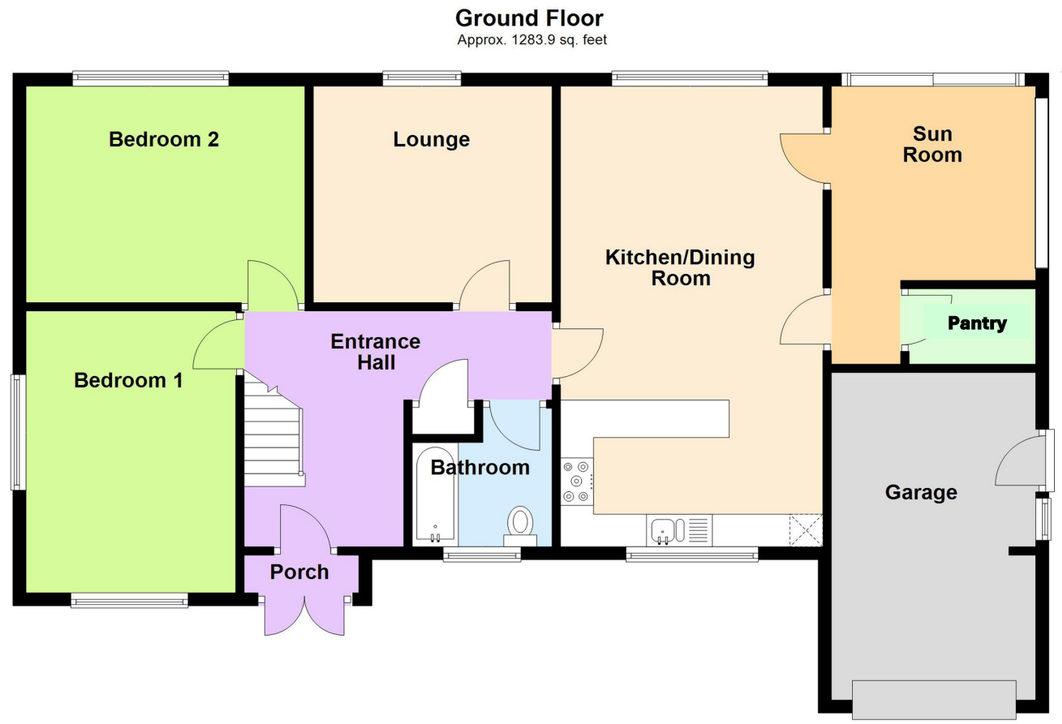












Rosannda, Grosvenor Close, Llandrindod