















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



Winchester House, Temple Street,
Llandrindod Wells, Powys LD1 5DL
Tel: (01597) 825682
Website: www.morganestateagents.co.uk
Email: info@morganestateagents.co.uk

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County Town of Llandrindod Wells Builth Wells 8½ miles Rhayader 10 miles Knighton 18 miles

An extended and updated 3-bed, 2-bath, detached bungalow with a large Kitchen, gas CH, PVC DG, parking for 2 cars, garage, and easily maintained gardens, located 500 yards from Tesco and ½-mile from town centre amenities.





35 Holcombe Drive
Llandrindod Wells, Powys, LD1 6DN

COMPRISING: - An attractive detached bungalow built in the 1970s from cavity brick and block walls under a concrete tiled and sheet steel clad roofs. It has been extended at the rear to give it a master bedroom with en-suite facilities, and a generous floor area of 1,064 ft² (101 m² - *from EPC*), has gas central heating, PVC double-glazing and briefly provides: - Entrance Hall, Integral Garage, Lounge, Kitchen / Diner, Master Bedroom (with en-suite Shower Room), two further Bedrooms and Bathroom, together with parking for two cars (in tandem), an open-plan front garden and an enclosed private rear garden with a gently sloping lawn, patio, shrubs, flower borders and Garden Shed, surrounded by wooden fencing. EPC - C (69) Council Tax - Band D

PRICE: - Offers over £260,000 *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 second left onto Holcombe Drive. Continue around a double bene and Number 35 is midway along the straight on the left. *Sale board erected.* ***what3words: supported.trudges.bonus***

SITUATION: - Holcombe Avenue forms part of a mature popular development on the North-western outskirts of town. This bungalow is built on a gently sloping plot with a Westerly aspect, fine distant views and is surrounded by bungalows, so has good privacy to the garden. Number 35 is roughly 600 yards from Tesco, the High School and the Leisure Centre, and the Town Centre is about a ½-mile walk. 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 around 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 have declared Llandrindod Wells to be "Happiest Town in Wales" on several occasions. Leisure facilities within a 10 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)*.

THE RESIDENCE: - A deceptively spacious detached bungalow built in the 1970's from traditional cavity brick and block walls, under a concrete tiled roof. The garage would have originally had a flat felt roof, but this has been replaced with a shallow pitched steel roof, which also runs over the rear extension. The bungalow has been made more energy efficient by the addition of cavity wall insulation, 300 mm loft insulation, u-PVC double-glazing and condensing gas combi-boiler. The kitchen and bathroom have modern suites and the master bedroom now has a walk-in wardrobe and en-suite shower facilities (with over-size cubicle). Number 35 has mains gas central heating and provides the following comfortable accommodation: -

ENTRANCE LOBBY - Having a PVC double-glazed door and side panel, laminate flooring, painted wall boarding, glazed door to Hall and door to

INTEGRAL GARAGE **17' 3" x 8' 3" (5.25 m x 2.52 m)**

Having an up and over door, window, fitted shelving, two lights, two double power points and a modern electric consumer unit.

HALL - Having a radiator, coving, door bell, boiler cupboard (Worcester gas combi-boiler), access to loft and doors to all the rooms. *(Working Clockwise)*

MASTER BEDROOM 1 **(rear) 15' 7" x 12' 10" (4.76 m x 3.92 m)**

Having a radiator, coving, two triple ceiling lights, two bedside reading lights, walk-in wardrobe (with hanging rail and shelving), oversize shower cubicle with an electric shower and bi-folding glazed door and door to **EN - SUITE CLOAKROOM** - Having a white toilet and pedestal wash basin, radiator, mirror, shaver light and window.

BEDROOM 2 **(rear) 11' 9" x 10' 8" (3.58 m x 3.26 m)**

Having a built-in wardrobe, radiator, fitted white bedroom suite with a 4-door wardrobe, shelving unit and low storage chests with nine drawers.

BEDROOM 3 **(rear) 9' 6"** *minimum* **x 8' 0" (2.89 m** *minimum* **x 2.44 m)**

Having a radiator, fitted cream wardrobe with four drawers and shelving unit. *Note - Currently used as a formal Dining Room.*

BATHROOM - Having a modern white suite incorporating a toilet, pedestal wash basin and twin-grip panelled bath, together with fully tiled walls, radiator, window, shaver light and mirror fronted toiletries cabinet with four doors.

KITCHEN / DINER **17' 6" x 11' 4" (5.35 m x 3.45 m)**

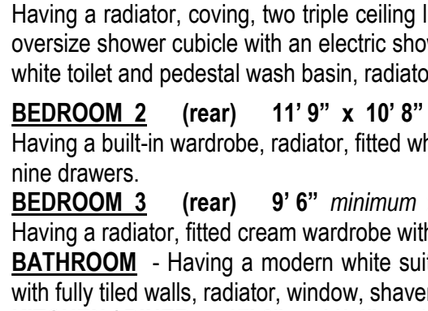
A lovely bright room with a range of gloss white cabinets incorporating thirteen base cupboards, seven wall cupboards, one galleried unit, wine rack, book shelf, inset stainless steel 1½-bowl sink, integrated Neff gas hob, concealed cooker hood, eye-level Hotpoint electric double oven and plumbing for a washing machine. In addition there is a radiator, windows to South and West *(fine distant views)*, PVC double-glazed door to side garden and door to

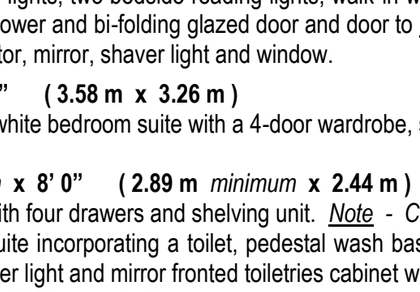
LOUNGE **17' 6" x 11' 4" (5.35 m x 3.45 m)**

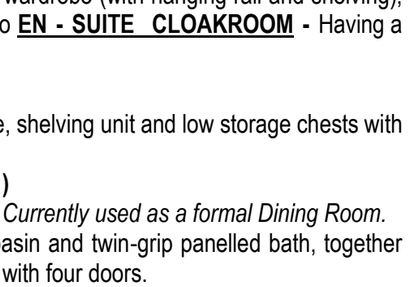
Having a picture window to West *(fine distant views)*, television and telephone points, radiator and coving.

GARDENS - To the front there is a gently sloping, open-plan garden with a lawn, flower border, evergreen and flowering shrubs, cherry tree, paved paths and tarmac drive with space for two cars in tandem. At the rear there is an enclosed, nicely sheltered garden with a patio, gently sloping lawn, black currant and gooseberry bushes, fruit trees, mature shrubs and **Garden Shed**, surrounded by screen fences that give good privacy.

TENURE - Freehold with vacant possession on completion. ***NO FORWARD CHAIN***
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 'D' *(£2,358.99 for 2026 / 2027)* ***Note - Most photos were taken with a wide angle lens.***


Entrance Hall


Master Bed en-suite Toilet


Master Bedroom - Walk-in wardrobe




Three photos of Llandrindod Town Centre




Llandrindod Lake - only 400 yards away

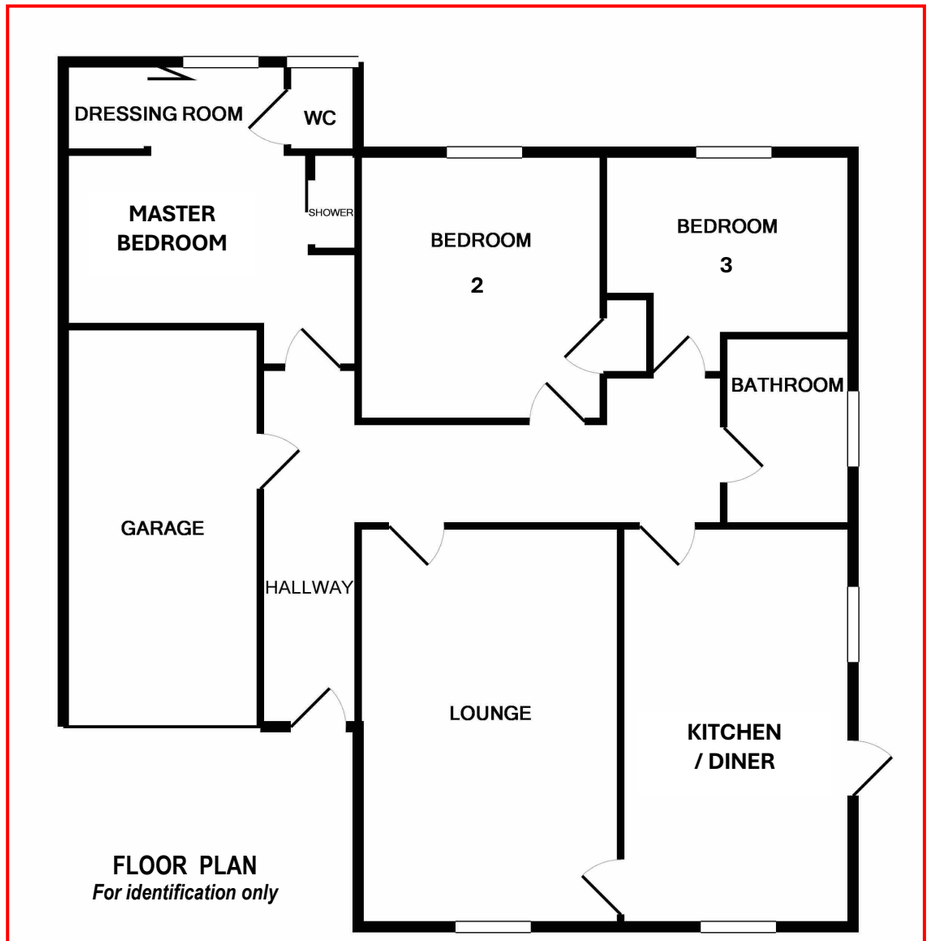

Rear Elevation


Rear Garden - looking East


Kitchen / Diner


Kitchen / Diner


Garden - looking South



FLOOR PLAN
For identification only

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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