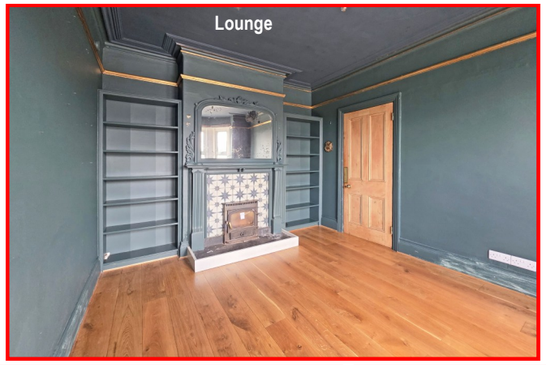












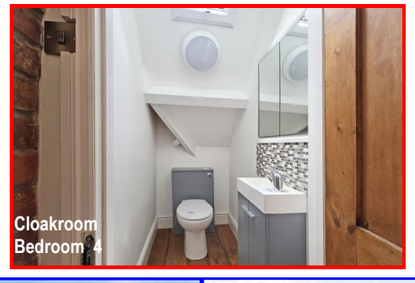
















Winchester House, Temple Street,
Llandrindod Wells, Powys LD1 5DL

Tel: (01597) 825682

Website: www.morganestateagents.co.uk
Email: info@morganestateagents.co.uk

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%).

Morgan & Co.

THE GUILD PROPERTY PROFESSIONALS ASSOCIATE

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Zoopla.co.uk Smarter property search

Ref: L.2104

County Town of Llandrindod Wells Builth Wells 7½ miles Rhayader 10 miles Knighton 19 miles

A tastefully modernised, 4-bed, 2-bath, Edwardian detached house, with gas CH, PVC DG, beautiful views and an easily maintained garden, set in a convenient location only 600 yards from the town centre.





Gwenfron

Tremont Road, Llandrindod Wells, Powys LD1 5EB

COMPRISING: - An attractive 3-storey detached house with a floor area of 143 m² (from EPC - 1,507 ft²) built from cavity brick walls under a Rosemary clay tiled roof. It has modern kitchen and bathroom suites, mains gas central heating, PVC double-glazing, two wood-burning stoves and briefly provides: - Ground Floor - Entrance Hall, Lounge, 24' Kitchen / Living Room, Utility Room and "Wet" Shower Room; First Floor - Galleried Landing, three Bedrooms and Bathroom; Second Floor - A large Bedroom with built-in storage and a Cloakroom. In addition there is a small walled forecourt and an enclosed rear garden with two patio areas, pergola, gently sloping lawn, Summer House and screen fencing. **Council Tax - Band D EPC - C (70)**

ASKING PRICE: - £270,000 ***NO FORWARD CHAIN***

VIEWING: - Strictly by appointment with the Sole Agents, Morgan & Co. Tel: (01597) 825682
Our professional body recommends that prospective buyers should watch a video tour before travelling to save wasted journeys.

DIRECTIONS: - From our office take the A483 North (towards Newtown) for 600 yards and Gwenfron is the third property on the right after the ETB Garage, and there is a parking bay to the front. *Sale Board erected* ***what3words: juggler.escalates.trainers***
From the North - Take the A483 to Llandrindod Wells. Proceed past the shop by the level-crossing and Middleton Pub, and Gwenfron is the fifth property on the left, shortly before the ETB Garage. ***what3words: juggler.escalates.trainers***

SITUATION: - Gwenfron is set in a most convenient location with a Westerly aspect and beautiful views across the Ithon Valley to the Cambrian Mountains. It is set well back from the A483 (20 mph zone) and on the far side and at a lower level is the Heart of Wales Railway line, guaranteeing an open aspect. There is a Bus Stop and part-time pub, within 100 yards, a Convenience Store / sub Post Office and Primary School within 200 yards, a take-away is 300 yards and the town centre is a 600 yard 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). 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, 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 and any new WAG speed limits)*.

THE RESIDENCE - An elegant Edwardian, 3-storey detached built from cavity brick walls under a Rosemary clay tiled roof. Gwenfron has been tastefully refurbished and modernised over the years to create a comfortable family home with a mains gas central heating, PVC double-glazed windows, a very large living room / kitchen and nice bath / shower room suites. It has a light and airy atmosphere, fine views from the front windows, a generous floor area of 143 m² (from EPC - 1,507 ft²), an excellent EPC rating for a property of this era and provides the following well proportioned accommodation: -

GROUND FLOOR

ENTRANCE HALL - Having an original door with stained and leaded glass details and fanlight over, PVC double-glazed window to South, radiator, laminate flooring, a wide open staircase to First Floor, walk-in storage cupboard (with window and telephone point and laminate flooring) and yellow pine doors to the Living Room and

LOUNGE **13' 6"** *into bay* **x 10' 10" (4.10 m** *into bay* **x 3.31 m)**

Having an inset multi-fuel stove with a tiled and painted wood surround and over mantle mirror, bay window to front, original picture rail and cornicing, alcove bookshelves, engineered Oak flooring, radiator, television point and bay window to front.

LIVING ROOM / KITCHEN **24' 11" x 13' 3"** *maximum* **9' 0"** *minimum* **(7.59 m x 4.06 m** *maximum* **2.76 m** *minimum* **)**

Having a wood burning stove set in a brick alcove fireplace, alcove cupboards, two windows to East, two windows to South, vertical radiator, laminate flooring and opening to Utility Room. The kitchen area has ten wood fronted floor cupboards, two painted wall cupboards, two glazed wall cupboards, work tops with tiled surrounds, Asterite inset sink, plate rack, breakfast bar with housing for a fridge and freezer, and a New World Range Cooker with seven gas rings and three ovens.

UTILITY ROOM **12' 2" x 6' 2"** *minimum* **(3.70 m x 1.89 m** *minimum* **)**

Being L-shaped with four white base cupboards, two wall cupboards, worktops with tiled surrounds, inset Asterite sink, radiator, shelves, cloak hooks, tiled floor, window to East, Worcester gas combi-boiler, half-glazed stable door to rear garden and door to

"WET" SHOWER ROOM - Having a white toilet, pedestal wash basin and glazed shower are with a thermostatic shower, together with tiled surrounds, tiled floor, ladder towel heater, mirror, extractor fan and Velux roof light.

FIRST FLOOR LANDING - Having a window to West, radiator, open staircase to Second Floor and yellow Pine doors off.

BEDROOM 1 **(front)** **14' 0"** *maximum* **x 12' 0" (4.26 m** *maximum* **x 3.65 m)**

Having original cornicing, radiator, laminate flooring and a bay window to West that gives fine views.

BEDROOM 2 **(rear)** **10' 10" x 10' 2" (3.32 m x 3.11 m)**

Having a radiator, laminate flooring, built-in wardrobe and window to East.

BATHROOM - Having a modern white suite incorporating a toilet and wash basin set in white cabinets, and a panelled bath with shower / mixer taps, together with fully tiled walls, illuminated mirror fronted toiletries cabinet, ladder towel heater and window to rear.

BEDROOM 3 **(rear)** **11' 10" x 7' 1" (3.61 m x 2.15 m)**

Having a radiator, a full width built-in wardrobe with pine doors and window to East.

SECOND FLOOR *Note - Sloping ceilings.*

BEDROOM 4 **24' 5"** *overall* **x 10' 0" (7.45 m** *overall* **x 3.06 m)**

Having windows in both gables to North and South, Velux roof light to West, eight downlighters, small cast iron feature fireplace and brick chimney breast, bedside lights, three sets of built-in drawers, wall-mounted television, walk-in stores and door to

CLOAKROOM - Having a toilet and hand washbasin set in grey cabinets, mirror fronted toiletries cabinet and a small roof light.

OUTSIDE - Gwenfron has a small walled forecourt with five steps up to the front door and a path runs around the South side of the house. At the rear there is an enclosed garden with a concrete path and a step up to a Pergola covered patio. This leads onto a gently sloping lawn with screen hedging and wooden fencing, shrubs and a Summer House, and in the North-eastern corner there is another patio with a wide access gate onto Gwenfron Court.



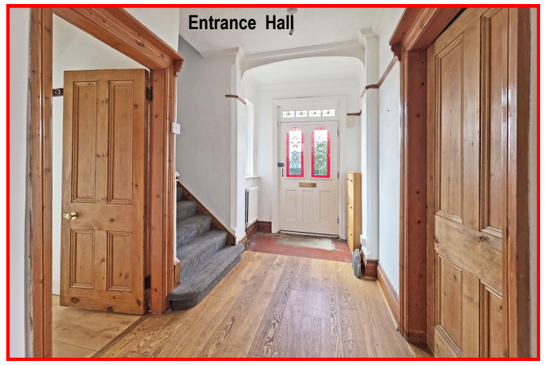
TENURE - **Freehold** with vacant possession available on completion. **NO FORWARD CHAIN**

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

SERVICES - Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. Fibre Broadband available

Note - The services have all been turned off so the Agents cannot test 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.









