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

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Independent family business - Established 1991
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Morgan & Co.

Ref. L2108

County Town of Llandrindod Wells Builth Wells 8 miles Rhayader 10 miles

A deceptively spacious 4-bed Edwardian town house with 2 reception, gas CH, PVC DG and a long rear garden, set in a convenient, quiet cul-de-sac, only 300 yards from Tesco and 700 yards from town centre amenities.





9 Nelson Street,
Llandrindod Wells, Powys, LD1 6BT

COMPRISING: - An attractive mid-terraced, 3-storey house built from brick walls with rendered and coloured elevations under a slate roof. It is an excellent family home with mains gas central heating, PVC double-glazed windows and it briefly provides: - Ground Floor: Porch, Entrance House, Lounge, Diner and Kitchen; First Floor: Galleried Landing, two double Bedrooms and Bathroom with separate Toilet; Second Floor: Landing and two double Bedrooms. In addition there a small forecourt, a lean-to Stores, rear yard, patio, a long narrow lawn with screen hedging and a small area of woodland with excellent privacy. Council Tax - Band C **EPC - C (69)**

PRICE: - Offers over £190,000

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

DIRECTIONS: - By Car - From our office on A483 proceed North for 600 yards then turn left over the Level-Crossing. Turn left immediately, go past the Chip Shop and take the second right onto Nelson Street and Number 9 is on the right. **what3words: penny.pine.scariest**
Walking - Cross the footbridge at the Railway Station then turn right. Pass Tesco, then turn right (no through road) and Nelson St is after 100 yards

SITUATION: - Nelson Street is a quiet cul-de-sac, set off Waterloo Road, which runs on the Western side of the Railway Line. Number 9 has a Southerly aspect and is extremely convenient to amenities, only 300 yards from a Tesco Superstore, a take-away Chip Shop, Convenience Store / sub-Post Office and Hairdressers, and within ½-mile walk of town centre amenities, Primary and Secondary Schools. 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 an Aldi Supermarket, 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 numerous occasions. Leisure facilities within a 11 mile radius include a Theatre, Cinema, Library, active U3A, three Sports Centers, 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 8, 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).

OPEN PORCH - Having a tiled floor and hardwood glazed door to
ENTRANCE HALL - Having a dado rail, radiator, open staircase to the first floor and original doors to the Dining Room and
LOUNGE **13' 4"** *into bay* **x 10' 11" (4.08 m** *into bay* **x 3.35 m)**
Having a bay window to the front (South), a flicker-flame electric fire, picture rail, radiator and television point.
DINING ROOM **10' 7" x 10' 10" (3.24 m x 3.31 m)**
Having picture rail, radiator, telephone point, alcove cupboard, cloak hooks, and opening to
KITCHEN **12' 3" x 8' 2" (3.73 m x 2.48 m)**
Having a range of cream coloured base and wall units with wood trims, incorporating ten base cupboards, seven wall units, inset stainless steal sink, work tops, integrated gas hob, electric oven and cooker hood. In addition there is space for a fridge/freezer, plumbing for a washing machine, Worcester gas combi-boiler, extractor fan, PVC window to East and a double-glazed softwood door to the rear garden.

FIRST FLOOR - GALLERIED LANDING - On two levels.
BATHROOM - Fitted with a modern white suite incorporating a pedestal washbasin and panelled bath with a thermostatic shower and concertina glazed screen over, together with tiled surrounds, radiator, mirror fronted toiletries cabinet, shaver light, extractor fan and window to North.
SEPARATE TOILET - Having a close coupled toilet and window to East.
BEDROOM 1 **(rear)** **11' 6" x 8' 7" (3.50 m x 2.61 m)**
Having a radiator, linen cupboard, television point and window to North.
BEDROOM 2 **(front)** **14' 4" x 10' 11" (4.38 m x 3.34 m)**
Having a radiator, built-in cupboard and window to South.

SECOND FLOOR - *Note Partially sloping ceilings*. LANDING - Having a Velux roof light.
BEDROOM 3 **(front)** **9' 4" x 7' 0" (2.85 m x 2.13 m)**
Having a dormer window to the South and radiator.
BEDROOM 4 **(rear)** **13' 11" x 6' 3" (4.25 m x 1.90 m)**
Having a large Velux roof light to North, television point and radiator.

OUTSIDE - To the front there is a very small walled forecourt. At the rear there is a small concrete yard, that runs alongside the kitchen and has a door to
LEAN-TO STORES (**8' 9" x 5' 8" or 2.68 m x 1.74 m).**
Behind this there is a concrete path with wicket gates on either side that provide a pedestrian right of way for this property and the one next door, and behind this there is a paved patio with a flower border. This leads to a long narrow lawn that is flanked by neatly clipped hedges and at the bottom of the garden there is a small area of woodland with ornamental trees and shrubs, which is a restful area in a heatwave and has complete privacy.

SERVICES - Mains gas, electric, water, drainage and telephone are connected to the property. Ultrafast broadband available
FIXTURES & FITTINGS described in this brochure are included.
TENURE - Freehold
LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX - Band C *(£2,096.88 for 2026/2027)*
Note Most photos were taken with a wide angle lens

















