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Independent family business - Established 1991

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County Town of Llandrindod Wells 4½ miles Builth Wells 5½ miles Rhayader 8 miles

An attractive 2-bed semi-detached house with a 2 receptions, oil central heating, PVC double-glazing, parking for 2 cars, workshop and large enclosed gardens, located in a mature cul-de-sac only ¼-mile from village amenities.





5 Gwaryffordd,

Newbridge-on-Wye, Llandrindod Wells, Powys, LD1 6LR

COMPRISING: - An attractive semi-detached house built in the 1950s from cavity walls with rendered and coloured elevations, under a pitched slate roof. It has been upgraded with PVC double-glazing, oil central heating, "wet" shower room, modern kitchen and briefly provides: - Storm Porch, Dining Room, Lounge, Kitchen, Pantry / Laundry Room, Wet Shower Room, Lobby/Study, Landing, two double Bedrooms. In addition there is an enclosed fore garden, and parking for 2 cars and an enclosed rear garden with Garden Shed, decked patio, and large level lawn with flower borders and evergreen shrubs. **EPC - Band E (49) Council Tax - Band C**

PRICE: - Offers over £175,000

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 take the A4081 and B4358 to Newbridge-on-Wye. Turn right at junction with A470, go past the Shop / Post Office and turn right on the brow of the hill. Turn left after 50 yards and Number 5 is on the left. Sale board erected.
From Builth Wells take the A470 North (towards Rhayader) for 5 miles to Newbridge-on-Wye. Go through the village, passing the Shop / PO then turn right, before the Beulah junction and proceed as above. Sale Board erected **What3Words: blip.cracks.muffin**

SITUATION: - Newbridge-on-Wye is a picturesque small village set in the beautiful upper Wye Valley and bisected by the A470 Cardiff to Bangor Trunk road. It has a Primary School, Convenience Store / sub-Post Office, two Public Houses, Garage, Church, Chapel and Community Centre, surrounded by unspoilt countryside. Gwaryffordd is a cul-de-sac development of 12 semi-detached houses and Number 5 has an Easterly aspect, there are fine views from the large rear garden across the Wye and this backs onto the A470. This house is roughly 100 yards from a Bus Stop and it is only a ¼-mile from amenities. The County Town of Llandrindod Wells is 4½ miles and the small market towns of Builth Wells and Rhayader are 5½ miles and 8 miles distant respectively with a regular bus service. Together they provide a good range of shopping and business facilities (Tesco Superstore, Aldi, Asda and Co-op Supermarkets), Secondary Schools, Hospital and Railway Stations (Shrewsbury to Swansea Line). In the 2015, 2017 and 2019 Rightmove surveys LD1 (Llandrindod Wells postal area) was declared "the friendliest place to move to in the UK" and "Happiest Town in Wales". The area is renowned of its outstanding beauty and excellent leisure amenities within a 8 mile radius include three sports centres, two golf courses, indoor and outdoor bowls, Cinema, Theatres, fishing on the River Wye, Llyn Gwyn and Elan Valley Dams (12 miles). The market towns of Llanidloes, Brecon and Newtown are approximately 22, 26 and 31 miles distant. The coastal resort and University Town of Aberystwyth and City of Hereford are about an hours drive, with Cardiff, Swansea, Worcester and the Severn Bridge about a 1¾-hour drive *(Dependent on traffic conditions)*.

THE RESISDENCE - A deceptively spacious semi-detached house 1,043 ft² (99 m² from EPC), that was built by the Local Authority in the 1950s from cavity walls with rendered and coloured elevations, under a composite slate roof. It has been enhanced with PVC double-glazing and oil-fired central heating, and has been adapted to suit someone with disability issues to include installing a "wet" shower room.

GROUND FLOOR

OPEN-FRONTED PORCH - Having a light and PVC double-glazed door to

LOBBY / STUDY **10' 0" x 9' 3" (3.04 m x 2.82 m)**

Having a Worcester Greenstar boiler, windows to front and rear, double-glazed door to rear garden and glazed door to

INNER HALL - Having a radiator, openings to Kitchen and Dining Room, and doors to the Shower Room and Pantry.

"WET" SHOWER ROOM - Having white toilet, wash basin and shower area with a thermostatic shower, dwarf panels and curtain, together with Aqua-board panels, radiator, toiletries cabinet, window and extractor fan.

PANTRY / LAUNDRY - Having fitted shelving, plumbing for washing machine and window.

DINING ROOM **11' 6" x 10' 5" (3.51 m x 3.06 m)**

Having a radiator, feature fireplace with electric flicker-flame, television point, window to front, arch to Living Room and glazed door to

FRONT STORM PORCH - Having a PVC door and window.

LIVING ROOM **14' 2" x 13' 4" (4.32 m 4.07 m)**

Having a modern tiled fireplace, two windows to front, television point, radiator and opening to

KITCHEN **14' 1" x 7' 2" (4.30 m x 2.18 m)**

Having a range of white fronted cabinets incorporating three base cupboards, two wall cupboards, two glazed wall cupboards, two open fronted wall cupboards, work tops with tiled surrounds, breakfast bar, electric cooker with ceramic hob, concealed cooker hood, radiator, small window and PVC double-glazed patio door to rear garden.

FIRST FLOOR LANDING - Small, with a window and doors to the two bedrooms.

BEDROOM 1 **14' 2" x 11' 7" (4.31 m x 3.53 m)**

Having a radiator, feature fireplace, built-in wardrobe, airing cupboard and two windows to front.

BEDROOM 2 **11' 6" x 10' 8" (3.52 m x 3.27 m)**

Having a radiator, two built-in wardrobes and a window to front.

OUTSIDE - Number 5 is set behind a picket fence and approached through a pair of wrought iron gates to a tarmac parking bay with space for two cars in tandem. To the front there is a small lawn and well stocked flower borders with perennial plants and shrubs. At the rear there is a full width paved and decked patio and a very large level lawn with flower borders, evergreen and flowering shrubs, wooden fences and a 1200-litre oil tank. **WORKSHOP / STORES** c. **18' x 7'**

TENURE - Freehold with NO FORWARD CHAIN.

SERVICES - Mains electric, water, drainage and telephone are connected. Oil central heating. Fibre Broadband available **FIXTURES AND FITTINGS** described in this brochure are included in the price. Other items available subject to negotiation.

LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel. 01597 826000

COUNCIL TAX - **Band C** (£2,090.00 for 20256 / 2027)

Note - Most photos taken with a wide angle lens



















