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

Tel / Fax: (01597) 825682

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

Independent family business - Established 1991
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Ref. L.2113

County Town of Llandrindod Wells Builth Wells 8 miles Rhayader 10 miles Knighton 18 miles

An attractive 3-bed, 2-bath, link-detached house with pleasant views, gas CH, PVC DG, garage, parking for 3 cars and large patio and lawned gardens, set in a popular area on the outskirts of town.





13 Clewedog Drive

Tremont Park, Llandrindod Wells, Powys LD1 5BZ

COMPRISING: - A well proportioned link-detached house built in 2004 from a highly insulated timber frame with brick elevations and concrete tiled roof. It has mains gas central heating, double-glazing and briefly provides: - Canopy Porch, Entrance Hall, Cloakroom, Kitchen, L-shaped Lounge / Diner, Landing, three Bedrooms (one with en-suite Shower Room) and Bathroom, together with a Garage, open-plan lawned front garden, parking for three cars and a enclosed rear garden with a patio, level lawn, screen fencing and shrubbery set at a lower level. ***EPC - C (78)***

PRICE: - ***Open to offers over £230,000*** ***Note - NO FORWARD CHAIN***

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

DIRECTIONS: - From our office take the A483 North (towards Newtown) for nearly a mile then turn right at the roundabout onto Tremont Park. Bear right again at the next roundabout, then take the first left onto Clewedog Drive. Number 13 is on the right after about 100 yards. ***Sale board erected***

SITUATION: - Tremont Park is a popular, private development of three and four bedroom houses located on the Northern outskirts of town, about a mile from the town centre. The estate is divided into six sections formed as cul-de-sacs, with a pedestrian short cut to the main road, where there is a bus stop. This house has an South-Westerly aspect to the front, nice views from the bedrooms and the rear garden falls away, giving it good privacy. Number 13 is roughly a ½ mile walk from a general stores / sub-Post Office, take-away fish bar and hairdressers with Trefonnen Primary School a little further. Llandrindod Wells is the County Town of and administrative centre of Powys and has a range of shopping and business facilities, Tesco Superstore, Aldi Supermarket, successful schools, Cottage Hospital and Railway Station (Shrewsbury to Swansea line). Local leisure facilities include a Sports Centre, theatre, U3A, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course (with Driving Range), Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 8, 10, 19, 24 and 26 miles distant, with Hereford, Abergavenny and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are just over a 1½-hour drive *(dependent on traffic conditions)*. In the 2015, 2017, 2019 and 2020 Rightmove surveys LD1 (Llandrindod Wells postal area) was declared "the friendliest place to move to in the UK" and "Happiest Town in Wales".

THE RESIDENCE - An attractive link-detached (i.e. joined by a garage) house built in 2004 from a highly insulated timber frame with brick elevations and concrete tiled roof. This house is Part-M Building Regulations compliant, so has ramped access, wider doors and a ground floor toilet for disabled use. Number 13 has mains gas central heating and has been upgraded by the installation of PVC double-glazing, PVC soffits and facia, and it provides the following comfortable accommodation: -

CANOPY PORCH - Having a light and PVC door to
ENTRANCE HALL - Having a radiator, coving, winding staircase, understairs cupboard and doors to the Kitchen, Lounge and
CLOAKROOM - Having a toilet, wash basin, in a vanity unit, radiator and window.
KITCHEN **12' 0" x 10' 10"** *into bay* **(3.65 m x 3.30 m)**
Having a range of wood effect cabinets incorporating ten base cupboards, eight wall cupboards, larder cupboard, work tops with tiled surrounds, inset stainless steel 1½ bowl sink, integrated hob, stainless steel electric oven, stainless steel chimney cooker hood and dishwasher. In addition there is plumbing for a washing machine, space for a fridge/freezer, radiator, two pot shelves, radiator, coving, bay window to south and boiler cupboard with Glow Worm condensing gas combi boiler.
LOUNGE / DINER **14' 8" x 12' 0"** *plus* **8' 4" x 8' 2" (4.46m x 3.66m** *plus* **2.49 m x 2.56m)**
Being L-shaped with two radiators, television and telephone points, coving, window and French doors with glazed side panels to the rear garden.

FIRST FLOOR - GALLERIED LANDING - Having coving, access to the loft and linen cupboard.
BEDROOM 1 **(rear) 8' 5" x 8' 0" (2.57m x 2.44m)** - Having a radiator and coving.
BEDROOM 2 **(rear) 11' 9" x 9' 11" (3.60m x 3.03m)** - Having a radiator and coving.
MASTER BEDROOM **(front) 11' 3" x 10' 6"** *into bay* **(3.42 m x 3.22 m)**
Having a radiator, bay window, built-in wardrobe, coving, television point and door to
EN-SUITE SHOWER ROOM - Having a white toilet, pedestal wash basin and glazed shower cubicle with a thermostatic shower, together with tiled surrounds, shaver point, radiator and extractor fan.
BATHROOM - Having a white suite incorporating a toilet, pedestal wash basin and spa bath with shower / mixer taps and shower curtain over, together with tiled surrounds, ladder towel heater, tiled floor, shaver point, window and extractor fan.

GARAGE **18' 0" x 9'2" (5.47 m x 2.81m)** - Having a remote control electric up and over door, two fluorescent lights, power points, window and half-glazed personal door to rear.
GARDENS - To the front there is a level lawn, paved path, outside light and a tarmac drive that gives parking for three cars. At the rear there is a South facing garden with a patio, gently sloping lawn, flower borders, shrubs, wooden fencing and a tall lockable door to the public side path.

SERVICES - Mains gas, electric, water and drainage and telephone. Gas central heating.
Note* - *The Agents have not tested the installations.
FIXTURES & FITTINGS mentioned in this brochure are included in the price.
LOCAL AUTORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX **Band D** (*£2,352 - 2026 / 27*)
TENURE - **Freehold** with **No Forward Chain**
Note* - *Most photos were taken with a wide angle lens.





















