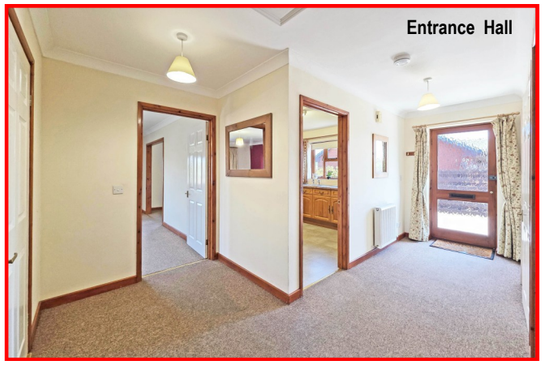
















Views of the town centre, neighbouring Llandrindod Lake, Park and surrounding area - two taken from the historic Golf Club *(less than ½-mile)*



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

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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 | naea | propertymark PROTECTED | OnTheMarket.com | rightmove.co.uk The UK's number one property website | Zoopla.co.uk Smarter property search

By directions of Mrs Palfrey

Ref: L.2109

Village of Crossgates, Llandrindod Wells 3½ miles, Rhayader 8 miles Builth Wells 11 miles, Knighton 17 miles, Newtown 23 miles

An attractive modern detached bungalow with 2 double beds, large Lounge / Diner, oil CH, double glazing and easily maintained garden, set in a quiet location within ½-mile of a Primary School, shop and cafe.





34B Guidfa Meadows

Crossgates, Llandrindod Wells, Powys LD1 6RY

COMPRISING: - A deceptively spacious detached bungalow built around 2005 from a highly insulated timber frame with brick elevations, under a concrete tiled roof. It is Part-M disabled compliant, has oil fired central heating (with a modern boiler), double-glazing and briefly provides: - Entrance Hall, 18' Lounge, 14' Dining Room, 14' Kitchen, two double Bedrooms and Bathroom; In addition there is a very large integral Garage, gravelled parking bay for four cars and easily maintained enclosed garden with a small lawn, decked and gravelled patios and flower borders. Council Tax - Band E
EPC - C (70)

PRICE: - ***Offers over*** **£260,000 - NO FORWARD CHAIN**

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

DIRECTIONS: - From our office take the A483 North (towards Newtown) for 3 miles to Crossgates. Carry straight on at the roundabout then take the first left Guidfa Meadows. Turn left then follow the road around to the right, turn right again and Number 34B is the third property on the left at the end of the cul-de-sac. *Sale Board erected*

SITUATION: - Crossgates is a small village set at the intersection of the A483 (Manchester to Swansea) and A44 (Oxford to Aberystwyth) Trunk roads with a Primary School, Petrol Service Station (with a Nisa supermarket, café and launderette) about ¼-mile, regular bus services and Penybont Railway Station is about ¾-mile (Shrewsbury to Swansea line). Meadow Rise forms part of a private estate of mainly bungalows that was completed about 20 years ago. This bungalow is set at the end of a small cul-de-sac, with an Easterly aspect and the plot falls away on the Northern side to a second cul-de-sac, with a pedestrian access.. The County Town of Llandrindod Wells is 3½ miles and has a Tesco Superstore, Aldi Supermarket, Secondary School, Cottage Hospital and varied employment opportunities. Excellent local leisure amenities *(within a 12 mile radius)* include three sports centres, two 18-hole golf courses, indoor and outdoor bowls *(International quality)*, thriving U3A, Theatre, Cinema, river and lake fishing. The area is renowned for its outstanding natural beauty and tranquility and the stunning Elan Valley Dams, known as the Welsh Lake District is within 12 miles The market towns of Rhayader, Builth Wells, Knighton, Kington and Newtown are approximately 8½, 11, 16, 17 and 23 miles distant with regular bus services. The City of Hereford and the coastal resort and University Town of Aberystwyth are both within an hours drive (subject to traffic conditions). Rightmove surveys have declared LD1 (Llandrindod Wells postal area) as "the friendliest place to move to in the UK" and on multiple occasions "The Happiest Town in Wales".

THE RESIDENCE - A well proportioned and deceptively spacious detached bungalow (floor area 81m² or 843 ft) built around 2006 from a highly insulated timber frame with brick elevations, under a concrete tiled roof. This bungalow could be converted into a 3-bed model, as it has an unusually large garage, so a strip could be taken off the front bedroom (making it into a single) to form a corridor, and the front ⅓ of the garage would become a "motorbike garage". Number 34 is Part-M Disabled Compliant, so has a ramped access to the front door, wider doors, etc. It has oil-fired central heating, double-glazing, is freshly redecorated, has new floor coverings and provides the following accommodation: -

ENTRANCE HALL - Being L-shaped and spacious with a glazed front door, coving, radiator, linen cupboard (with a radiator), cloaks / broom cupboard, access to loft and central heating thermostat. *(Working clockwise)*

BEDROOM 1 **(front) 12' 1" x 8' 1" (3.69 m x 2.53 m) -** Having a radiator and window to East.

BEDROOM 2 **(rear) 11' 5" x 10' 8" (3.48 m x 3.25 m) -** Having a radiator, window to West and Fire Door to

INTEGRAL GARAGE **24' 8" x 12' 2" (7.53 m x 3.71 m)** - Having an up and over door, plumbing for a washing machine, skirting boards, radiator, Worcester Greenstar oil-fired combi-boiler, fluorescent lights, three double power points, and window to South.

BATHROOM - Having a white suite incorporating a toilet, pedestal wash basin and panelled bath with a thermostatic shower and concertina glazed screen over, together with tiled surrounds, radiator, mirror, shaver point, toiletries cabinet, extractor fan and window.

LOUNGE **15' 8" x 13' 5" (4.78 m x 4.08 m)**
Having an electric flicker-flame fire suite, radiator, television and telephone points, window to North, PVC double-glazed French doors to West and wide opening to

DINING ROOM **10' 2" x 9' 5" (4.24 m x 2.88 m)**
Having a radiator, window to West and serving hatch from Kitchen.

KITCHEN **10' 8" x 10' 1" (3.25 m x 3.07 m)**
Having a range of Oak fronted cabinets incorporating ten base cupboards, five wall cupboards, work tops with tiled surrounds, inset stainless steel 1½-bowl sink, integrated ceramic hob, concealed cooker hood and electric oven, together with space for a fridge-freezer, radiator, mirror, extractor fan, fluorescent light, extractor fan and window to front (East).


Bungalow from North

OUTSIDE - Number 34B has a gravelled parking area with space for four or five cars, a ramp to the front door, plank fencing and gates to both sides. On the Southern side there is a large gravel patio with a rotary clothes line, partially fenced **1,200-litre PVC bunded Oil Tank** and wooden screen fencing. A gravel path runs around the rear and on the Northern side there is a terraced garden with flower borders containing herbaceous plants and shrubs, with a path down to a tall gate that gives pedestrian access to a cul-de-sac. To the front there is a small lawn with a flower border, water tap, path, screen fencing and a decked patio that is in the sun all day.

FIXTURES & FITTINGS described in this brochure are included in the price.
TENURE - **FREEHOLD** with **NO FORWARD CHAIN**


Bungalow from North-east


View to East from South Patio



The photos below are of Crossgates Primary School, Crossgates Service Station (Convenience Store, Café) and Severn Arms, Penybont (2 miles).


Bedroom 1 (front)


Bedroom 2 (rear)


Garage


Garage

SERVICES - Mains electricity, water, drainage and telephone are connected. Oil central heating. Fibre broadband available.
***Note* - The Agents have not tested the installations.**
LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, Powys LD1 5LG Tel: (01597) 826000
COUNCIL TAX **Band 'E'** *(£2,799.90 for 2026 / 2027)* ***Note* - Most photos were taken with a wide angle lens.**



34b Guilds Meadows