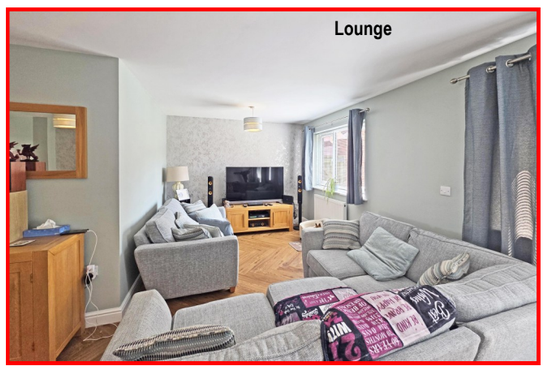
















Views of the Lakeside Park, Lake and surrounding area - two taken from the historic Golf Club



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 & 1 Silver in 2022/3/4/5 for Sales & Lettings in Best Agency Awards, a survey of nearly 15,000 agents across UK (so in top 2%).

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Ref: L2114.

By directions of Mr & Mrs Evans

County Town of Llandrindod Wells Builth Wells 8½ miles Rhayader 10 miles Knighton 18 miles

A spacious 3-bed, 2-bath, detached house built in 2020 with distant views, garage, parking for 3 cars and easily maintained South-facing rear garden, set in a cul-de-sac in a popular area on the Northern outskirts of town.





12 Afon Way

Tremont Parc, Llandrindod Wells, Powys LD1 5AJ

COMPRISING: - An attractive detached house built in 2020 from a highly insulated timber frame with brick elevations and concrete tiled roof. This house has a generous floor area of 106 m², PVC double-glazing, mains gas central heating and briefly provides: - Canopy Porch, Entrance Lobby, Cloakroom, Kitchen, Lounge / Diner, Galleried Landing, Master Bedroom (with en-suite Shower Room and double wardrobe), two further Bedrooms and Bathroom, together with a Detached Garage, tarmac parking for three cars and an enclosed private rear garden. **EPC - B (81)** Council Tax - Band D

PRICE: - Offers Over £260,000

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 our office proceed North on the A483 (towards Newtown) for a mile to the roundabout and turn right onto Tremont Park. Turn right again at the next roundabout and carry straight on at the next roundabout and turn right onto Afon Way. Number 12 is the second house on the left. ***what3words: samplers.bike.unloaded***

SITUATION: - Tremont Park is a popular, private development of three and four bedroom houses located on the Northern outskirts of town. The estate is divided into five sections as cul-de-sacs, with a pedestrian short cut to the main road, where there is a bus stop and the town centre is about a mile. This house has a lovely Southerly aspect at the rear, there are distant views from the front bedroom to the Cambrian Mountains and the garden backs onto a grassed bank that gives privacy. It is roughly a ½-mile walk from a general stores / sub-Post Office, take-away fish bar and hairdressers, with Trefonnen Primary School and the Middleton public house a little further. Llandrindod Wells 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 a Tesco Superstore, Aldi Supermarket, successful schools, Hospital 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 of 2019, 2020 and 2021 declared Llandrindod Wells to be "Happiest Town in Wales" (*Note - Fifth and fourth overall respectively for whole of UK)*. Leisure facilities within a 11 mile radius include 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 8½, 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 and any new speed limits)*.

THE RESIDENCE - An attractive detached house built 2020 by a reputable local developer from a highly insulated timber frame with brick elevations and concrete tiled roof, PVC double-glazing and matching PVC fascia to reduce maintenance. The EPC Report shows that Number 12 has an excellent rating of B (81) and a floor area of 106 m² (ft²), which is roughly 25% larger than some of the detached houses on earlier phases, and the owners had an additional window installed in the Eastern gable to give natural daylight to the staircase and Landing. It has mains gas central heating and provides the following well proportioned accommodation: -

GROUND FLOOR

CANOPY PORCH - Having a light and part glazed door to

ENTRANCE HALL - Having a radiator, Karndean flooring, door bell, staircase to first floor, walk-in storage cupboard and doors to the Kitchen, Lounge and

CLOAKROOM - Having a white toilet and pedestal wash basin, radiator, extractor fan, Karndean flooring and window.

LOUNGE / DINER **18' 5" x 12' 7"** *plus* **9' 8" x 8' 0" (5.62 m x 3.83 m** *plus* **2.96 m x 2.45m)**

Being L-shaped and having Karndean herringbone parquet flooring, two radiators, television point, window and a pair of French doors to the rear garden (South), and door to

KITCHEN **12' 6" x 10' 10" (3.82 m x 3.31 m)**

Having a range of cream coloured cabinets incorporating seven base cupboards, four wall cupboards, inset stainless steel 1½-bowl sink, worktops with tiled surrounds, integrated gas hob, electric oven, chimney cooker hood, dishwasher and fridge/freezer. In addition there is plumbing for a washing machine, radiator, Ideal gas combi-boiler (concealed in a matching cupboard) and bay window to front (North).

FIRST FLOOR - GALLERIED LANDING - Having a linen cupboard (with a radiator and small electric hater), window and access to loft.

BEDROOM 2 **(rear)** **9' 10" x 8' 6" (3.00 m x 2.58 m)**

Having a radiator, television point, fitted double wardrobe and window to South.

BEDROOM 3 **(rear)** **9' 9" x 9' 5" (2.99 m x 2.87 m)**

Having a radiator, television point and window to South.

BATHROOM - Having a white suite incorporating a toilet, pedestal wash basin and panelled bath with a thermostatic shower and glazed screen over, together with Aqua-board panelled splash backs, radiator, shaver point, extractor fan and window to side.

MASTER BEDROOM **(Bedroom 1) (front)** **16' 2" x 10' 11" (4.94 m x 3.33 m)**

Having a radiator, bay window to North that gives fine distant views, television point, built-in double wardrobe and door to

EN-SUITE SHOWER ROOM - Having a toilet, pedestal wash basin and over-sized shower cubicle with a thermostatic shower and glazed door and Aqua-board panels, together with a radiator, shaver point, window and extractor fan.

DETACHED GARAGE **18' 0" x 9' 3" (5.58 m x 2.82 m)**

Having an up and over door, PVC double-glazed window and personal door to the rear garden, strip light and double power point.

GARDEN - To the front there is a narrow strip of grass, paved path to the front door, water tap and tarmac parking for two/three cars (in tandem) with a tall door to the rear garden. At the rear there is an enclosed South-facing, private garden with a full width paved terrace, light, double power point, level lawn and wooden fencing.

TENURE - Freehold with vacant possession on completion.

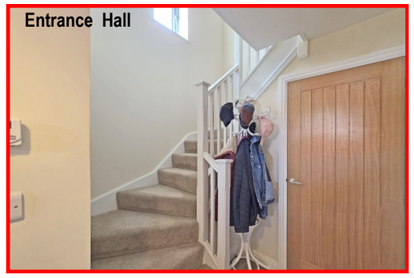
FIXTURES & FITTINGS described in this brochure are included in the price.

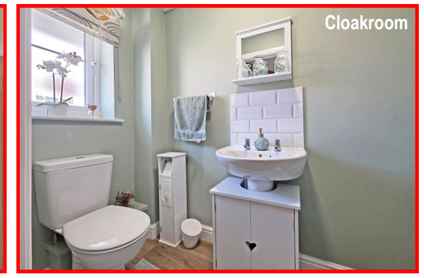




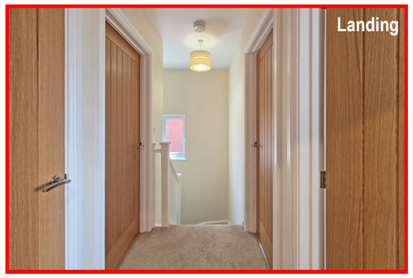






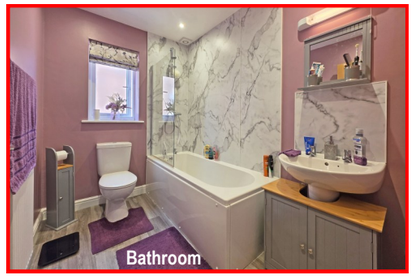
















SERVICES - Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. Ultrafast Fibre Broadband available

Note - The Agents have not tested the installations.

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

COUNCIL TAX **Band 'D'** *(£2359.99 for 2026 / 2027)* ***Note - Most photos were taken with a wide angle lens.***

MIRROR IMAGE FLOOR PLAN

For identification only

