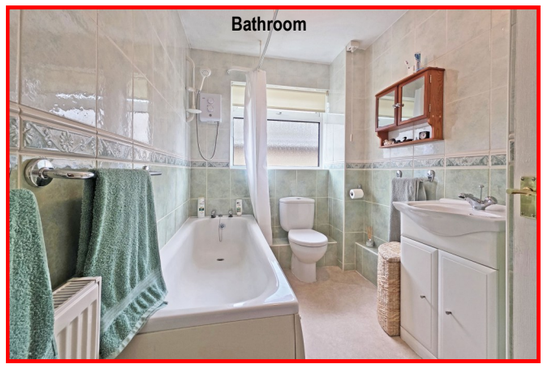
















Views of the Lakeside Park, Lake and surrounding area - two taken from the historic Golf Club



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

Tel: (01597) 825682

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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: L.2106

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

An extended and updated 4-bed, 2-bath, detached bungalow with an 18' Kitchen, gas CH, PVC DG, parking for 3 cars, garage, and easily maintained gardens, located 500 yards from Tesco and ½-mile from town centre amenities.





11 Holcombe Avenue
Llandrindod Wells, Powys, LD1 6DW

COMPRISING: - An attractive detached bungalow built in 1977 from cavity brick and block walls under a concrete tiled roof. It has been extended at the rear to give it an extra bedroom and shower room, and a generous floor area of 1,064 ft² (101 m² - *from EPC*), has gas central heating, PVC double-glazing and briefly provides: - Entrance Hall, Bathroom, Kitchen / Diner, Lounge, three double Bedrooms, one single Bedroom and Shower Room, together with parking for three cars (in tandem), a small open-plan front garden and an enclosed private garden with a small lawn, paved and gravelled patios, shrubs, flower borders and Garden Shed, surrounded by wooden fencing.
EPC - D (61) Council Tax - Band D

PRICE: - Offers over £275,000 *NO FORWARD CHAIN*

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 From our office take the A483 North (towards Newtown) for nearly ½-mile then turn left over the 'level-crossing'. Carry straight on at the roundabout, then take the second left onto Holcombe Drive. Take the second left onto Holcombe Avenue and Number 11 is on the left after 150 yards. *Sale board erected.* ***what3words: procures.hills.successes***

SITUATION: - Holcombe Avenue forms part of a mature popular development on the North-western outskirts of town. This bungalow is built on a gently sloping plot with a Westerly aspect, fine distant views and surrounded by bungalows, so has good privacy to the garden. Number 11 is roughly 500 yards from Tesco, the High School and the Leisure Centre, and the Town Centre is about a ½-mile walk. 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 a Tesco Superstore, Aldi Supermarket, successful schools, 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 several occasions. 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), beautiful parks, 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)*.

THE RESIDENCE: - This is the first time this detached bungalow has been offered for sale since Mr and Mrs Evans bought it brand new in 1977. It is built from traditional cavity brick and block walls, under a concrete tiled roof and is deceptively spacious because a matching extension was built at the rear to give a rear hall, fourth bedroom and shower room. Number 11 now has a floor area of 1,064 ft² (101 m² - *from EPC)*, it has been well maintained, has mains gas central heating, PVC double-glazing and provides the following accommodation: -

ENTRANCE HALL - Being T-shaped and having a PVC double-glazed door and side panel, door bell, radiator, central heating thermostat, broom cupboard, access to loft (part boarded with ladder and light), and doors to the lounge, bathroom, and three bedrooms.

BEDROOM 1 (side) 8' 9" x 6' 6" (2.68 m x 2.00 m)
Having a radiator, book shelves and window to North.

BEDROOM 2 (front) 12' 1" x 8' 0" (3.68 m x 2.44 m) *Note - Currently used as a Study*
Having a radiator, television point and window to West that gives distant views.

LOUNGE 18' 6" x 11' 0" (5.64 m x 3.35 m)
Having a feature fireplace, two radiators, television point, triple ceiling light, two wall lights and large window to front (West).

BATHROOM - Having a modern white suite incorporating a toilet, wash basin in a vanity unit and panelled bath with an electric shower and curtain over, together with fully tiled walls, radiator, shaver point, electric wall heater, window and airing cupboard (with insulated hot water cylinder and electric immersion heater).

BEDROOM 3 (rear) 12' 8" x 10' 0" (3.86 m x 3.05 m)
Having a radiator, window to East and a full width built-in wardrobe with louvre doors.

KITCHEN / DINER 18' 2" x 13' 0" *maximum* **10' 1"** *minimum* **(5.53 m x 3.98 m** *maximum* **3.08 m** *minimum* **)**
Having a range of light Oak fronted cabinets incorporating six base cupboards, eight wall cupboards, one open wall cupboard, pull-out larder, inset stainless steel sink, work tops with tiled surrounds, concealed cooker hood, pelmet lighting, electric slot in cooker (with a ceramic hob, oven and grill), Hotpoint dishwasher and space for a fridge-freezer. In addition there is an Ideal Mexico gas boiler, radiator, ceramic tiled floor, high-level window to North, patio door to South and door to

REAR HALL / LAUNDRY ROOM - Having a wooden half-glazed door to the side, ceramic tiled floor, plumbing for a washing machine, space for a tumble drier, work top, two wall cupboards, cloak hooks and doors to Bedroom 4 and

SHOWER ROOM - Having a white suite incorporating a toilet, pedestal wash basin and glazed shower cubicle with an electric shower, together with tiled surrounds, radiator, glass shelf, mirror, shaver point, tiled floor and window to South.

BEDROOM 4 (rear) 12' 11" x 8' 5" (3.60 m x 2.96 m)
Having a radiator and window to East.

OUTSIDE

DETACHED GARAGE 17' 6" x 8' 7" (5.32 m x 2.62 m)
Built from brick walls with a flat felt roof, up and over door, softwood single-glazed window, fluorescent light, double power point, cloak hooks and shelving.

GARDENS - To the front there is an open-plan, gently sloping lawn with mature shrubs, flowering Cherry tree and a 60' long drive runs along the Northern side to the entrance door and garage, giving space to park three cars in tandem. A wrought iron gate and path between the garage and the bungalow leads to the enclosed rear garden. This has a wrap around paved patio with an outside light, a low retaining wall, **Garden Shed (7' x 5')** and four steps lead up to a small lawn, a paved area with rotary clothes line, and three more steps lead up to a paved and gravelled patio with a flower border, pear tree, roses, lilac and herbaceous plants. The rear garden is surrounded by wooden fencing and there are distant views across the valley to Llanyre.

TENURE - Freehold with vacant possession on completion.
FIXTURES & FITTINGS described in this brochure are included in the price. Certain other items are available subject to negotiation.
SERVICES - Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. Ultrafast 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' *(£2,358.99 for 2026 / 2027)* ***Note - Most photos were taken with a wide angle lens.***











