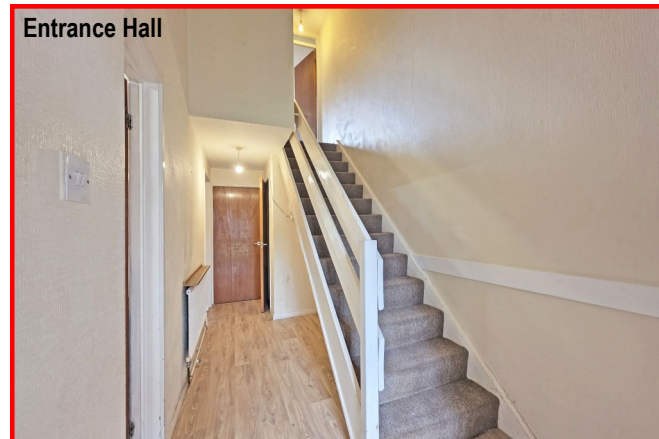
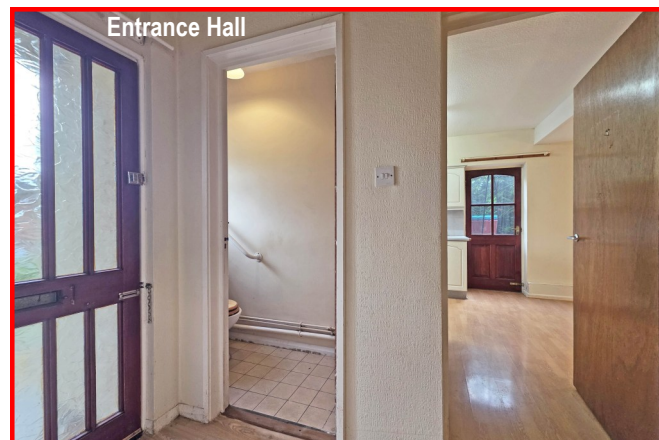
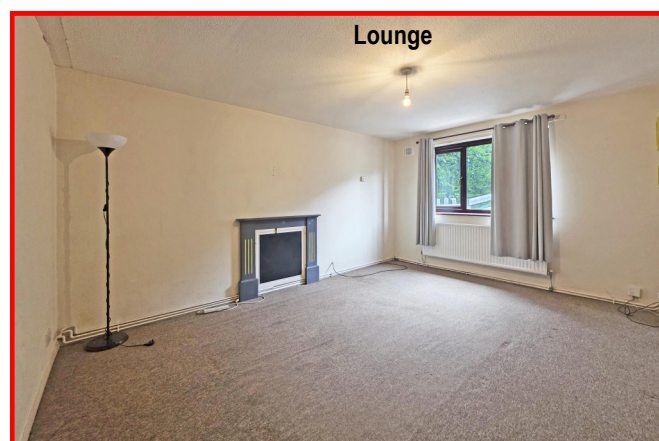




Note - Most photos were taken with a wide angle lens.

Wye Bridge taken from the Groe Park, Builth Wells town setting and River Wye taken from Quarry Hill, St. Mary's Church and Golf Clubhouse



**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%).**



By directions of Mr Jones

Market Town of Builth Wells Llandrindod Wells 7½ miles Rhayader 13 miles Brecon 16 miles (shortest route) Kington 20 miles Llandovery 24 miles

Ref: L 2112

A deceptively spacious 3-bed, end-of-terrace house, with gas central heating, PVC double-glazing and easily maintained garden, set in a convenient location only 400 yards from the town centre.



3 Parc Y Castell Brecon Road, Builth Wells, Powys, LD2 3DH

COMPRISING: - A modern end-of-terrace house (of a block of 3) built from cavity concrete block walls, with mainly rendered elevations and concrete tiled roof. It has mains gas central heating, PVC double-glazing and briefly provides: - Ground Floor - Open Porch, Entrance Hall, Cloakroom, 17' Kitchen / Diner, Lounge and Single Bedroom or Study; First Floor - Landing, two double Bedrooms, store room and family Bathroom. Outside - To the front there is a flower border and former Coal Store and a gate gives access to the rear garden which has a paved patio, a small sloping lawn and screen hedging on two sides. **EPC - D (68) Council Tax - Band B**

PRICE: - **Open to offers over £160,000 NO FORWARD CHAIN**

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

Note - 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 A483 South to Builth Wells. Cross the River Wye then bear right through the town centre, then turn left on a right hand bend for Upper Chapel. This house is on the left just after the entrance to the Livestock Market, where you can park, or alternatively take the next turning on the left onto Parc-y-castell and park there. **What3words: helps.items.stirs**

SITUATION: - Parc-y-Castell was developed by the local authority around 1980 and it is set in an extremely convenient location within easy walking distance of amenities. Number 3 is located on the Wester fringe of the estate, nearest the town and is set above the B-class road to Brecon (double yellow lines, but parking there is bay on the estate road). Number 3 is accessed over a communal path, has a Westerly aspect and a pleasant outlook from the kitchen window (photo on Page 4). Builth Wells is a picturesque small market town, set on the banks of the River Wye at the intersection of the A483 and A470 Trunk roads. It has a range of independent shops, business amenities, Cooperative and Asda Supermarkets, successful schools, Cinema / Arts Centre and a good choice of cafes, restaurants and pubs. Excellent leisure amenities include a sports centre, swimming pool, 18-hole parkland golf course, rugby, football, cricket and bowls clubs, river and lake fishing. In addition there are numerous events and attractions at the Royal Welsh Showground at Llanelwedd (¾-mile). The area is renowned for its outstanding natural beauty, ideal for walking, mountain biking and horse riding. The County Town of Llandrindod Wells (7½ miles) has a wider range of shops, Tesco Superstore, Aldi supermarket, indoor Bowls Arena, etc. The market towns of Rhayader, Brecon and Llandovery are 13 miles, 16 miles distant (shortest route) and 24 miles, with Newtown, Abergystwyth, Abergavenny, Merthyr Tydfil and Hereford all within an hour's drive. The cities of Cardiff, Swansea and Worcester, and the Severn Bridge are between about a 1½ to 1¾ hour drive (Dependent on traffic volumes).

NAEA & ARLA Propertymark Protected ESTATE & LETTING AGENTS - Est. 1991



THE RESIDENCE

A modern end-of-terrace house, of a block of three, built by the Local Authority from cavity concrete block walls with rendered front and rear elevations, and the gable wall is “stone effect”, with a “cat slide” pitched concrete tiled roof to the front. This roof design makes the house look smaller from the front but means that the ground floor is much larger than upstairs, giving it a generous sized kitchen / diner and the EPC shows that it has a floor area of 85 m² (896 ft²). Number 3 has been enhanced with PVC double-glazing and has mains gas central heating, but requires redecorating after being let out for some time and provides the following spacious accommodation: -

GROUND FLOOR

OPEN PORCH - Having a glazed door to

ENTRANCE HALL - Having an open staircase, radiator and cloaks cupboard.

CLOAKROOM - Having a toilet, tiled floor and window.

KITCHEN / DINER 17’ 5” x 11’ 0” maximum x 8’ 4” minimum (5.32m x 3.37 m maximum x 2.55 m minimum)

Being L-shaped with a modern range of cream coloured cabinets incorporating ten base cupboards, five wall cupboards, two glazed wall cupboards, worktops with tiled surrounds, inset stainless steel 1½ bowl sink, integrated gas hob, cooker hood, electric oven and plumbing for a washing machine. In addition there is a radiator, Worcester gas combi boiler, window to front (See photo of outlook on Page 4) and half-glazed hardwood door to the side path.

LOUNGE 14’ 10” x 11’ 1” (4.53 m x 3.39 m)

Having a radiator, television point, fire surround and window to rear.

STUDY / BEDROOM 3 11’ 2” x 6’ 2” (3.42 m x 1.88 m)

Having a radiator and window.

FIRST FLOOR - LANDING - Having a radiator, linen cupboard and access to loft.

BEDROOM 1 (rear) 11’ 7” x 8’ 7” (3.52 m x 2.63 m)

Having a radiator, built-in triple wardrobe with louvre doors and window.

BEDROOM 2 (rear) 12’ 4” x 8’ 9” (3.77 m x 2.68 m)

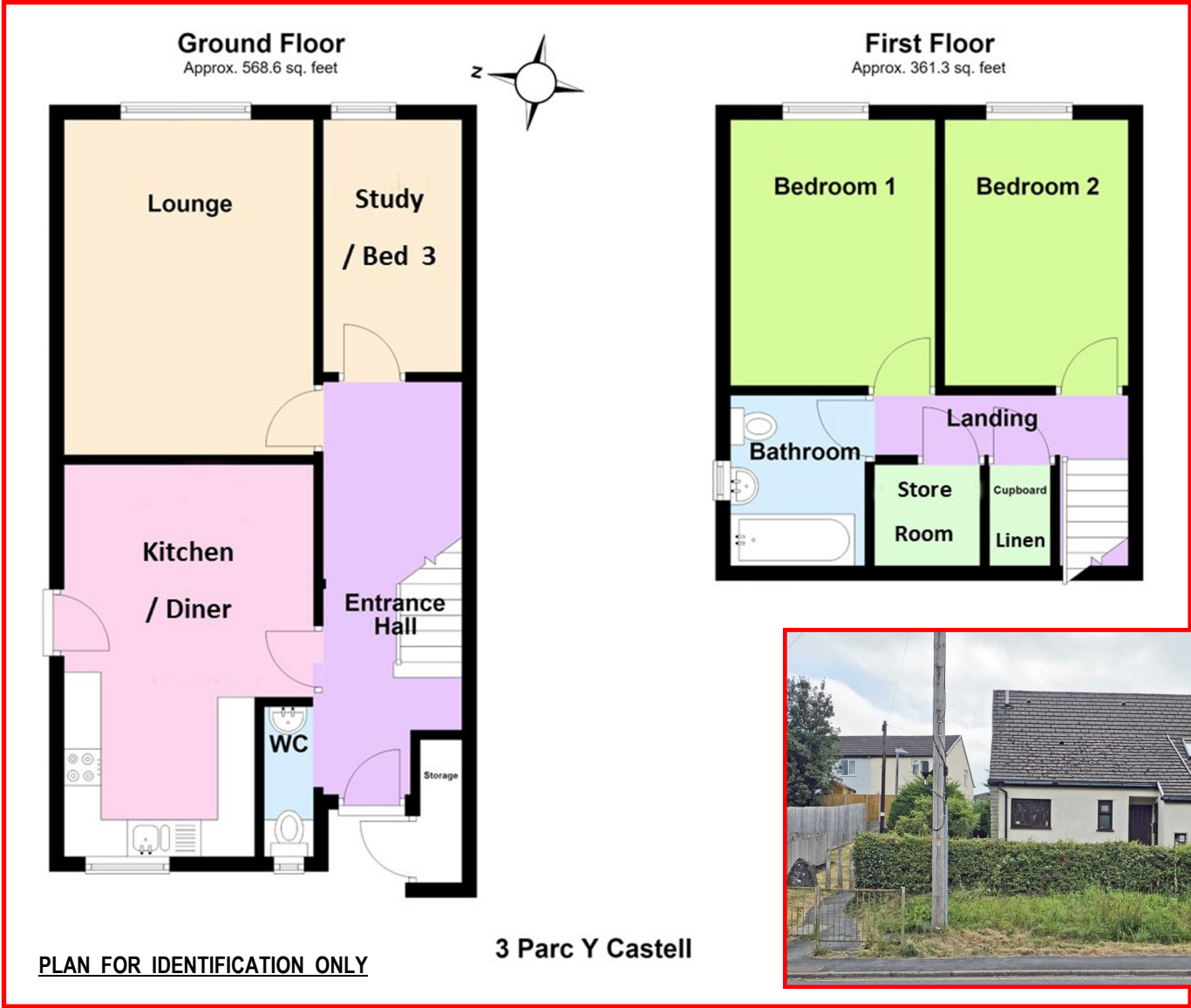
Having a radiator and window.

BATHROOM - Having a modern white suite incorporating a toilet, wash basin in a vanity unit and a twin-grip panelled bath with shower / mixer taps, glazed screen and Aqua-board panelled surround, together with a tiled floor, radiator, mirror, extractor fan and window.

STORE ROOM 4’ 10” x 4’ 8” (1.48 m x 1.43 m)

Note - This could be converted into an office through the addition of a Velux Roof Light or Sun-pipe.

OUTSIDE - To the front there is a flower border and storage shed. A wicket gate gives access to a concrete path that runs along the side of the house to the rear garden with a water tap. At the rear is a paved patio with a low retaining wall and six steps lead up to a small sloping lawn with conifer hedging on two sides that give good privacy.



PLAN FOR IDENTIFICATION ONLY

3 Parc Y Castell

TENURE - Freehold with vacant possession on completion. NO FORWARD CHAIN

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

SERVICES - Mains gas, electricity, water, drainage and telephone are connected.

Note - The Agents have not tested the installations. Fibre Broadband available

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

Council Tax - Band B (£1834.77 for 2026 / 2027) Note - Most of these photos were taken with a wide angle lens.



Builth Wells - Town Centre & Prince Llewelyn Mural



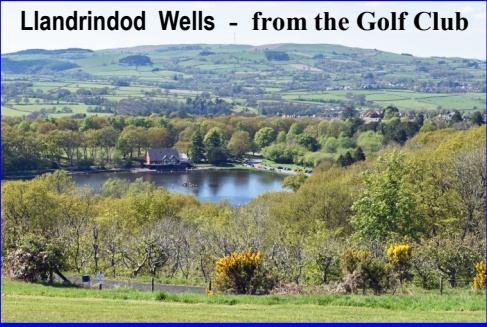
Llandrindod Wells - Town Centre



Builth Wells



Builth Wells



Llandrindod Wells - from the Golf Club