















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



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County Town of Llandrindod Wells 2 miles Builth Wells 5½ miles Rhayader 11 miles Kington 20 miles Brecon 24 miles

An individually designed, spacious 3-bed, 2-bath detached house built with 2 receptions, a large conservatory, distant views, garage, parking for 3 cars and easily maintained level gardens, set in a peaceful cul-de-sac.





29 Goylands Close
Howey, Llandrindod Wells, Powys LD1 5RB

COMPRISING: - An attractive detached house built around 1998 from a highly insulated timber frame with brick elevations and concrete tiled roof. This house has a generous floor area of 129 m² (1,360 ft), double-glazing, Solar PV panels, central heating from an Air-Source Heat Pump and briefly provides: - Ground Floor - Porch, Entrance Hall, Lounge, double Bedroom (with en-suite Shower Room, a large Conservatory, Living Room, Kitchen, integral Garage (Studio) and Utility Room; First Floor - Landing, two double Bedrooms and Bathroom. In addition there is parking for three cars, a large triangular front garden, Veranda, two sheds, private enclosed patio, decked patio and small lawn. **EPC - A (92)** Council Tax - Band E

PRICE: - Offers Over £325,000

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 Llandrindod Wells take the A483 South (towards Builth Wells) for nearly 2 miles to Howey. Don't turn left into the village, but continue for 300 yards then turn left for Hundred House. Turn left after 100 yards onto Goylands Close. Follow the estate road around to the left and Number 29 is located at the far end of the cul-de-sac. ***Sale board erected.*** ***what3words: respect.refutes.proved***
From Builth Wells - take the A483 North (towards Llandrindod Wells) for 5 miles. On entering the 50 mph zone with a sign for Howey, go past the junction for Disserth then turn right for Hundred House and continue as above. ***what3words: respect.refutes.proved***

SITUATION Goylands Close is a mixed development of 56 bungalows and houses that was started in the mid 1980's and has matured nicely. Number 29 has an Easterly aspect, there are fine distant views and is built on a level plot that backs onto a field, with good privacy to the garden. The village centre is a 300 yard walk, which includes a Thai restaurant, Community Centre, Church and Chapel. There is a footpath with street lighting to Llandrindod Wells. Regular bus services run to the neighbouring towns of Llandrindod Wells, Builth Wells and Rhayader which are 2, 5½ and 11 miles distant respectively, and the T4 runs between Cardiff and Newtown. Together they provide a good range of shopping and business facilities, Tesco Superstore, Aldi, Asda and Co-op Supermarkets, successful schools, a Hospital, Railway Station (Shrewsbury to Swansea line), active U3A, Theatre, Cinema, pubs, restaurants, three sports centres, indoor and outdoor bowls (international quality), two golf courses (one with Driving Range), river and lake fishing. The area is renowned for its outstanding natural beauty and tranquillity, ideal for outdoor activities. The City of Hereford and coastal resort of Aberystwyth are both about an hours drive, with Cardiff, Swansea, Worcester and the Severn Bridge about a 1¾-hour drive *(Note - All times dependent on traffic levels and any new WAG speed limits)*. In the Rightmove buyer survey of 2015 the **LD1** Post Code area was declared "the friendliest place to move to in the UK" and in their 2017, 2019, 2020 and 2021 surveys Llandrindod Wells was declared the "Happiest Town in Wales".

THE RESIDENCE - A deceptively spacious detached house with a floor area of 129 m² (1,360 ft - from EPC), built around 1998 by a local builder, for his own occupation, from a highly insulated timber frame with brick elevations and concrete tiled roof. It has been enhanced with PVC double-glazing and a large matching Conservatory (complete with blinds), and in the past two years its thermal efficiency has been improved by the installation of an Air Source Heat Pump, additional insulation, new over-sized radiators, a pressurised hot water tank, 12 Solar PV panels and inverter. Number 29 now has fibre broadband, new laminate flooring in the kitchen and living room, and it provides the following comfortable accommodation: -

GROUND FLOOR

OPEN PORCH - Having a light and double-glazed door to

ENTRANCE HALL - Having a radiator, door bell, staircase to first floor, window and doors to the Living Room, Master Bedroom and

LOUNGE 17' 9" x 12' 9" (5.42 m x 3.89 m)

Having a feature fireplace, coving, radiator, television point, a large window to East (front) and a window to the South *(Note - Giving borrowed light from Conservatory and this could be upgraded to a door that would provide a better internal access).*

BEDROOM 1 13' 10" *average* **x 11' 11" (4.23 m** *average* **x 3.64 m)**

Having a radiator, television point, built-in double wardrobe, airing cupboard (with a pressurised hot water tank and Solar PV electric inverter), patio door to Conservatory and door to

EN-SUITE SHOWER ROOM - Having a cream coloured toilet, washbasin set in a vanity unit, and a glazed shower cubicle with an electric shower, together with tiled surrounds, mirror, shaver point, window and extractor fan.

CONSERVATORY 16' 4" x 11' 6" (5.00 m x 3.37 m) *Note - The window to the Lounge could be replaced with a door.*

A PVC double-glazed, Edwardian style located on the Southern gable end, built off dwarf brick walls and with a Polycarbonate roof. It has fitted roof and window blinds, light, power points and French doors to the rear garden.

LIVING / DINING ROOM 12' 7" x 12' 6" (3.81 m x 3.78 m)

Having French doors to the front garden (East), coving, laminate flooring, radiator, television point and wide opening to

KITCHEN 12' 9" x 12' 0" (3.88 m x 3.66 m)

Having a range of white coloured cabinets incorporating ten base cupboards, eight wall cupboards, two galleried units, inset Asterite 1½-bowl sink, worktops with tiled surrounds, integrated stainless steel gas hob, eye-level electric double oven, concealed cooker hood and fridge/freezer. In addition there is plumbing for a dishwasher, built-in pantry, window to West, space for a fridge/freezer, laminate flooring and door and six shallow steps down to

INTEGRAL GARAGE 16' 11" x 10' 9" (5.15 m x 3.28 m) *Note - This is currently used as an artist's studio, walls and garage door are lined with Kingspan Polyurethane insulation.* Having an electric up and over door, window to North, fluorescent light, power points, access to a large loft (with ladder) and door to

UTILITY ROOM 10' 11" x 6' 5" (3.33 m x 1.95 m)

Having two base cupboards, inset stainless steel sink, worktop, plumbing for a washing machine, space for a tumble drier, fitted shelving, radiator and half-glazed door to the rear Veranda.



FIRST FLOOR - LANDING - Having a radiator, linen cupboard and Velux roof light to West.

BEDROOM 2 11' 11" x 11' 11" (3.64 m x 3.64 m)

Having a radiator, television point, dormer window to East, full width built-in wardrobe, under eaves storage and a fitted bedroom suite with three wardrobes, two chests of drawers and two bedside cabinets.

BATHROOM - Having a cream coloured suite incorporating a toilet, bidet, wash basin set in a vanity unit and a twin-grip panelled bath with an electric shower and concertina glazed screen over, together with tiled surrounds, radiator, two white storage cupboards, a large mirror and two Velux roof lights.

BEDROOM 3 13' 10" x 9' 7" *maximum* **8' 4"** *minimum* **(4.23 m x 2.93 m** *maximum* **x 2.56 m** *minimum* **)**

Having a radiator, built-in wardrobe, access to loft, window to South and access to under eaves storage.

GARDENS - Number 29 is approached over a tarmac drive, flanked by brick pillars, with space for three cars to park in tandem. The front garden is triangular and has mature evergreen and flowering shrubs along both sides, which give good privacy, a level lawn, flower borders and paved paths, with tall doors on either side to the rear. On the North side there is an enclosed patio garden with raised beds, paved and tarmac patio, mixed shrubs, **"Activair" Air Source Heat Pump** and **two Garden Sheds (8' x 6' and 12' x 8')**. Directly behind the property there is a large **Veranda** that has a Polycarbonate roof, doors to the Utility Room, the larger shed, rear garden and the Boardwalk. This is a decked area that runs along the rear boundary (with a field), with wooden fencing, **Tool Store** and flower borders, with fine views to the West. On the Southern end of the property there is another patio area, part decked and part Astro-turf, which has good privacy and a gate gives access to a small, triangular, level lawn which has a weeping Cedar tree, shrubs, screen hedging and wooden fencing.

TENURE - Freehold with vacant possession on completion. **FIXTURES & FITTINGS** described in this brochure are included in the price.

SERVICES - Mains electricity (plus PV panels), water, drainage and telephone are connected. Central heating via an Air-Source Heat Pump. Leased Bulk Propane Gas Tank. Fibre Broadband connected ***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 'E' *(£2,790.79 for 2026 / 2027)*

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





