
Lounge


Kitchen / Dining Room


Kitchen / Dining Room


Kitchen / Dining Room


Utility Room


Rear Elevation - from North-east


Rear Patio and Shed


Rear Elevation - from South-east

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

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Independent family business - Established 1991
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Ref: L2119.

County Town of Llandrindod Wells Builth Wells 7 miles Rhayader 11 miles

A most spacious 3-bed, 2-bath detached bungalow with 2 receptions, 20' Kitchen, gas CH, PVC DG, parking bay and easily maintained gardens, set in a peaceful cul-de-sac ¼-mile from a Service Station and near a beautiful park.





12 Oakridge Drive

Llandrindod Wells, Powys LD1 5EW

COMPRISING: - An attractive T-shaped detached bungalow built in 2001 from a highly insulated timber frame, with brick elevations and a concrete tiled roof. It has gas central heating, u-PVC double-glazing, security system and provides: Entrance Hall, Lounge, 20' Kitchen / Dining Room, Study / Family Room, Utility Room, 3 Bedrooms (all with built-in wardrobes), 'wet' Shower Room and one en-suite shower room, together with parking for two cars, open-plan fore garden and an enclosed rear garden with large patios, level lawn and garden shed. **EPC - C (73)** Council Tax - Band E

PRICE: - Offers Over £300,000

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 South on the A483 (towards Builth Wells) for half a mile, passing the Ridgebourne Garage and continue straight on to the brow of the hill then turn left onto the Ridgebourne estate road. Go down the hill then turn right onto Oakridge Drive and Number 12 is the sixth bungalow on the left. ***What3words: music.care.underline***
From Builth Wells - take the A483 to Llandrindod Wells. After entering the 30 m.p.h. zone, turn right after 150 yards onto the Ridgebourne estate road. Take the first right onto Oakridge Drive and continue as above. ***What3words: music.care.underline***

SITUATION: - Oakridge Drive is a development of 16 bungalows and 5 houses that was completed in 2002, set in a sheltered location on the Southern side of the town. This bungalow has a Westerly aspect, the garden is very sheltered and backs onto sloping field. Number 12 is approximately 400 yards from a Service Station (with a Convenience Store), there is a Bus Stop (300 yards) with regular bus services run to the neighbouring towns and the T4 runs between Cardiff, and the beautiful Lakeside Park is 600 yards. Llandrindod Wells was developed as a significant Spa Resort by the Victorians and since 1974 it has been 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). Rightmove surveys have declared Llandrindod Wells to be "Happiest Town in Wales" on multiple occasions, and the friendliest place to move to in UK once. Leisure facilities within a 11 mile radius include the Metropole Hotel (126 rooms), 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 7, 11, 19, 24 and 27 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 WAG speed limits)*.

THE RESIDENCE - An attractive T-shaped detached bungalow built in 2001 by a local award winning company, PAR Homes Ltd. from a timber frame with attractive brick elevations (with contrasting black pointing) and a concrete tiled roof. It has mains gas central heating, 'oak pattern' wood-grained u-PVC double-glazed windows and doors, with matching PVC fascia and soffits to reduce maintenance costs. The bungalow is highly insulated (to include 'floating floors') to give low running costs and it has a security system for your peace of mind. Number 12 is Part-M Disabled Compliant, so has ramped access, wider doors, etc., and the bathroom has been converted into a 'wet' shower room. The garage has been converted into a Study / Family Room, so that the bungalow now has a floor area of 122 m² (or 1,286 m² - *from EPC*) and it provides the following well proportioned accommodation: -

PORCH - Having a light and double-glazed door to

ENTRANCE HALL - Having coving, radiator, door chime, a large airing / cloaks cupboard, access to loft (part boarded & light) and doors to the Lounge, Kitchen, Bedrooms and Bathroom *(Note - The bedrooms are screened by a turn)*.

LOUNGE **16' 8" x 11' 9" (5.08 m x 3.59 m)**

Having an attractive living-flame gas fire with a marble and wood surround, two brassed triple ceiling lights, two pairs of matching wall lights, large oriel window to front (West), radiator, coving, television and telephone points.

KITCHEN / DINING ROOM **20' 2" x 11' 6" (6.14 m x 3.51 m)** *Note - There is plenty of space for a large table and easy chairs.*

Having a range of light Oak fronted units incorporating ten base cupboards, five wall cupboards, two glazed and leaded wall cupboards, three galleried units, a concealed ducted cooker hood, inset Asterite 1½-bowl sink and work tops with tiled surrounds. In addition there is a space for a fridge, gas and electric cooker points, two radiators, tiled floor, windows to front and rear (West and East), and door to

UTILITY ROOM **10' 1" x 5' 1" (3.08 m x 1.54 m)**

Having one base cupboard, stainless steel sink, work top with tiled splash back, plumbing for a washing machine, space for a freezer, radiator, Worcester gas combi-boiler, half-glazed door to the rear garden and door to

STUDY / FAMILY ROOM **16' 1" x 10' 0" (4.90 m x 3.06 m)** *Note - Former Garage*

Having a fluorescent light, double-glazed windows to West and North, and radiator.

'WET' SHOWER ROOM - Having a toilet, pedestal wash basin, electric shower, curtain and dwarf screen, Aqua-board waterproof wall panels, window, radiator, extractor fan, mirror and shaver light. *(Note - A bath could be installed as it was originally)*

BEDROOM 1 **(side) 11' 2" x 11' 0"** *(average)* **(3.40 m x 3.35 m)**

Having a radiator, built-in double wardrobe, television and telephone points, and window to North.

BEDROOM 2 **(rear) 12' 1"** *minimum* **x 10' 0" (3.69 m** *minimum* **x 3.09 m)**

Having a radiator, television and telephone points, built-in double wardrobe, window to East and door to

EN - SUITE SHOWER ROOM - Having a white suite incorporating a pedestal wash basin, toilet and glazed shower cubicle with a Mira Excel thermostatic shower, together with tiled surrounds, mirror, shaver light and radiator.

BEDROOM 3 **(side) 7' 9" x 9' 6"** *(average)* **(2.39 x 2.91 m)**

Having a radiator, built-in double wardrobe and window to South.

OUTSIDE - To the front there is a tarmac parking bay for two cars, outside light, gently sloping lawn and mixed shrubs. Paved paths surround the bungalow and tall wooden gates on either side give access to the enclosed rear garden. This has large paved patio areas, outside light, a level lawn and raised flower border containing mixed shrubs, surrounded by substantial hit and miss timber fencing that give excellent privacy. Garden Shed (10' x 8' - with a light and power points)

SERVICES - Mains gas, electricity, water, telephone and drainage are connected. Gas central heating. Fibre Broadband is available. ***(Note - The Agents have not tested the Installations)***

FIXTURES & FITTINGS - described in this brochure are included in the sale price. The fitted carpets, blinds, curtain poles and certain items of furniture are available subject to negotiation.

TENURE - The property is freehold with vacant possession available on completion.

LOCAL AUTHORITY - Powys County Council, County Hall, Llandrindod Wells, Powys, 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.***


Entrance Hall


Kitchen / Dining Room


Study or Family Room




Three photos of Llandrindod Town Centre




Hotel Metropole


Bedroom 2 (Master)


Bedroom 2 (Master)


En-suite Shower Room


Bedroom 1


Bedroom 1


Bedroom 3


Wet Shower Room


Kitchen / Diner


Bedroom 2

En-suite

Kitchen View

