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
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Ref: L 2116

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

A well proportioned and tastefully modernised, 1-bed ground floor apartment, with a large kitchen / living room, fine views, gas central heating and PVC double-glazing, located near a bus stop and 700 yards from the town centre.





Flat 1, Carlyon
Temple Drive, Llandrindod Wells, Powys, LD1 5LU

COMPRISING - Carlyon is an elegant Edwardian 4-storey, double fronted, semi-detached former Guest House built from brick walls with part rendered elevations under a slate roof. This flat is located at ground floor level at the front of the building, has mains gas central heating, PVC double-glazing, is very well insulated to give low running costs and it briefly provides: - Entrance Hall, open-plan Living Room / Kitchen (with high ceilings & bay window), Bathroom and a double Bedroom.
Council Tax - Band A EPC - D (65)

LEASEHOLD with a share of the FREEHOLD (*999-year Lease from 1/1/2012*)

PRICE: - Open to offers over £85,000 ***NO FORWARD CHAIN***

VIEWING: - Strictly by appointment with the Sole Agents Morgan & Co. Tel: (01597) 825682
Note: - Our professional bodies recommend that prospective buyers should watch a video tour before making a personal visit.

DIRECTIONS: - From our office proceed South on the A483 (towards Builth Wells). Carry straight on at the mini roundabout then take the third right onto Alexandra Road. Turn right immediately onto Temple Drive and Carlyon in the second property on the left. The green coloured front door is approached over a flight of eight steps and there is a door entry intercom panel on the right.
From Builth Wells - Take the A483 to Llandrindod Wells. On reaching the 30 mph area go down the hill, past the Garage and Pelican Crossing, turn take the second left onto Alexandra Road (opposite turning for The Lake) and turn right immediately onto Temple Drive.

SITUATION: - Carlyon is a former Guest House with a lovely South-Easterly aspect, which is approached over a private tarmac road that is set above the main A483 and which is flanked by a wooded park. This is a very a convenient location, near a bus stop, roughly 200 yards from a Service Station (with Nisa Supermarket) and the town centre is about a 700 yard walk. Flat 1 is located at ground floor level with access through the main front door of the building. The beautiful Lakeside Park is within 300 yards. Llandrindod Wells *(population c.5150)* is the County Town of and administrative centre of Powys and has a range of shopping and business facilities, Tesco Superstore, Aldi Supermarket, successful schools, Cottage Hospital, Bus Station and Railway Station (Shrewsbury to Swansea line). Local leisure facilities include a Sports Centre, theatre, active U3A, the renowned Hotel Metropole, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course (with Driving Range), beautiful parks, Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 7½, 10, 19, 24 and 26 miles distant, with Hereford, Abergavenny and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are about a 1¾-hour drive *(dependent on traffic conditions and new speed limits)*. Rightmove surveys have declared Llandrindod Wells to be "The Happiest Town in Wales" on several occasions.

THE RESIDENCE - Carlyon is an elegant Edwardian, 4-storey, double-fronted semi-detached property built as a Guest House from brick walls with part rendered elevations, under a slate roof. It was sub-divided into flats many years ago, with two flats on each floor level, and they were refurbished in 2013 to a high standard then sold off individually. Flat 1 has dry-lined and insulated external walls, mains gas central heating and PVC double-glazing to give low running costs, and it provides the following light and airy accommodation: -

COMMUNAL ENTRANCE LOBBY - Having a glazed door to front with a stained glass name panel over, electric meter cupboard, letter boxes, chequerboard tiled floor with mat well and glazed doors to

COMMUNAL HALL - Chequerboard tiled floor, dado, automatic lighting, large mirror, staircase to first floor and doors to Flats 1 and 2.

FLAT 1

ENTRANCE HALL - Having a tiled floor, door intercom, radiator, under stairs storage cupboard (with multiple folding doors and shelving) and door to Living Room, Bedroom and

BATHROOM - Having a modern white suite incorporating a toilet, wash basin in a vanity unit and P-shaped bath with a shower / mixer taps and glazed screen over, together with tiled surrounds, illuminated mirror (with shaver point) and window.

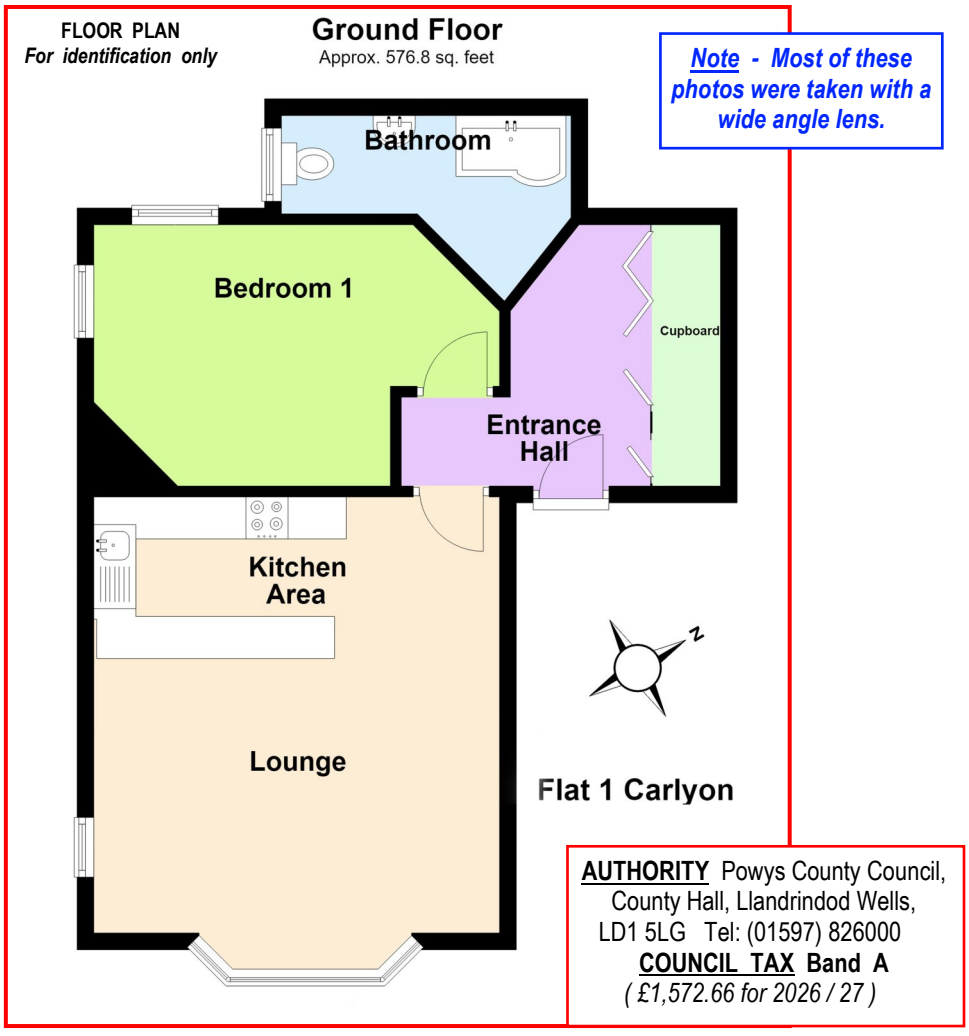
BEDROOM **11' 10" x 10' 1"** *plus* **6' 4" x 3' 11"**
(3.55 m x 3.08 m *plus* **1.93 m x 1.20 m)**

An irregular L-shaped room with the bed set at a 45° angle off the original chimney breast. It has a radiator, dado, coving fitted hanging rails/shelving and windows to South and West.

KITCHEN / LIVING ROOM **15' 5" x 20' 4"** *into bay* **(4.70 m x 6.21 m** *into bay* **)**

A magnificent room with 10' 10" (or 3.31 m) headroom. four ceiling lights, three down lighters, alcove book shelves, picture rail, original plaster cornicing, radiator, television point, laminate flooring, window to South and a large box window to the front (East) both with Venetian blinds. The kitchen area has a range of wood affect cabinets incorporating six base cupboards, four wall cupboards, inset stainless steel sink, worktops with tiled surround, integrated stainless steel gas hob, electric double oven and chimney cooker hood, together with plumbing for a washing machine, space for under counter fridge and tumble drier, breakfast bar and a Worcester gas combi boiler.

FIXTURES & FITTINGS described in this brochure are included in the sale price.
Note - Additional items subject to separate negotiation..
SERVICES - Mains electric, gas, water, drainage and telephone are connected.
Superfast Broadband Available. *Note - The Agents have not tested the installations.*
Note - This property is not located near a water course.
TENURE - Held on a 999-year lease from 1/1/2012 with a peppercorn ground rent of £1. The Freehold is held by Carlyon Management Company (Llandrindod Wells) Ltd, each flat owner is a shareholder and committee member, in collectively organising the maintenance of the building. The Maintenance / Service Charge is currently £40 per month which is put into a "sinking" fund.
Note - **NO PETS** are allowed due to Leasehold terms on the property.



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

AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX Band A
(£1,572.66 for 2026 / 27)





