
Rear Elevation

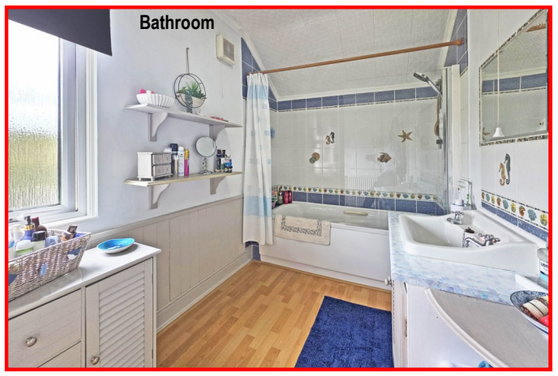

Rear Garden


Lounge


Lounge


Dining Room


Kitchen


Bathroom


Bedroom 2 - front


Views of Llandrindod Park, Lake and surrounding area - two taken from the historic Golf Club *(½-mile)*

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Independent family business - Established 1991
Winner of 6 Gold Awards and 1 Silver in 2022/3/4/5 for Sales & Lettings in Best Agency Awards (survey of nearly 15,000 agents across UK - so in top 3%).

Ref: L.2097

County Town of Llandrindod Wells Builth Wells 7 miles Rhayader 11 miles Knighton 19 miles

A tastefully modernised, 5-bed, Edwardian semi-detached house, with 3 receptions, gas CH, PVC DG and an enclosed rear garden, located 200 yards from a shop and just over ½-mile from the town centre.





Brentwood

Wellington Road, Llandrindod Wells, Powys LD1 5NB

COMPRISING: - An attractive 3-storey semi-detached house with a habitable floor area of 137 m² (1,443 ft²) built in 1906 from brick walls under a slate roof. It retails some original period features, has mains gas central heating, PVC double-glazing and briefly provides: - Ground Floor - Open Porch, Entrance Hall, Lounge, Dining Room and Kitchen; Cellar; First Floor - Galleried Landing, Bathroom, Cloakroom, two double Bedrooms and Study; Second Floor - Landing and three Bedrooms. In addition there is a small walled forecourt and an enclosed rear garden with a large elevated patio and a level lawn with flower borders, flower beds, mature shrubs and wooden fencing. **Council Tax - Band D EPC - E (52)**

ASKING PRICE: - Open to offers over £255,000

VIEWING: - Strictly by appointment with the Sole Agents, Morgan & Co. Tel: (01597) 825682
Our professional body recommends that prospective buyers should watch a video tour before travelling to save wasted journeys.

DIRECTIONS: - From our office take the A483 South (towards Builth Wells), pass the Service Station and Brentwood is on the left shortly after the Bus Stop *(fourth semi-detached house)*. *Sale Board erected* ***what3words: travels.roadmap.booklets***
From Builth Wells - Take the A483 North to Llandrindod Wells. Continue past the junctions for Pentrosfa and the Ridgebourne Estate and Brentwood is the third house on the right after the end of the black railings. ***what3words: travels.roadmap.booklets***

SITUATION: - Brentwood is set in a convenient residential area, near a Bus Stop, within 200 yards of a Service Station (with a Nisa Convenience Store), 300 yards from the beautiful Lakeside Park and within ¾-mile of the town centre. This house fronts onto the A483, has a Westerly aspect and fine views from the bedrooms. 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 around 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 and Spa(126 rooms), a Theatre, Cinema, Library, active U3A, three Sports Centres, independent gyms, 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 - A deceptively spacious, 3-storey semi-detached town house, built around 1906 from brick walls under a slate roof. Brentwood is an excellent family home with some period character features, a generous floor area of 137 m² (1,443 ft² - from EPC), has mains gas central heating, PVC double-glazing and it provides the following comfortable accommodation: -

GROUND FLOOR

OPEN PORCH - Having original tiled floor, light and half-glazed door to

ENTRANCE HALL - Having original cornicing, radiator, cloak hooks, open staircase to First Floor and door to the Dining Room and

LOUNGE **12' 11" x 14' 3" (3.95 m x 4.34 m)**

Having an original fireplace with a tiled and slate surround and gas insert, radiator, television point, original cornicing and picture rail, and bay window to front (West).

DINING ROOM **12' 7" x 10' 2" (3.85 m x 3.11 m)**

Having coving, picture rail, radiator, window to rear (East), alcove storage cupboards and boiler cupboard housing a Worcester gas boiler.

KITCHEN **10' 2" x 9' 2" (3.10 m x 2.8 m)**

Having a range of wood fronted cabinets, incorporating six base cupboards, five wall cupboards, one glazed wall cupboard, inset Asterite sink, work tops with tiled surrounds, integrated gas hob, cooker hood and an eye-level electric double-oven (new 2026). In addition there is plumbing for a washing machine, radiator, windows to South and East, half-glazed door to the rear patio and door to

CELLAR **15' 9" x 9' 6" (4.80 m x 2.98 m)**

Having a light, power point and small window. *(Note - reduced headroom)*.

FIRST FLOOR - SPLIT LANDING - On two levels. *(Working clockwise)*.

BATHROOM - Having a modern white suite incorporating wash basin in a vanity unit and a panelled bath with an electric shower, glazed screen and tiled surrounds, together with a radiator, mirror, shaver point, extractor fan, laminate flooring and window.

CLOAKROOM - Having a toilet, pedestal wash basin and window to South.

BEDROOM 1 **(rear) 9' 10" x 10' 6" (3.01 m x 3.22 m)** .

Having a radiator, bookshelves and window to East.

BEDROOM 2 **(front) 14' 3"** *into bay* **x 9' 3" (4.34 m** *into bay* **x 2.84 m)**

Having a radiator, original cornicing, picture rail and bay window to West incorporating a blanket box / window seat.

STUDY **(front) 10' 7" x 7' 7" (3.23 m x 2.30 m)**

Having a radiator, fitted office desk and bookshelves, and window to West.



SECOND FLOOR - ***Note - Partially sloping ceilings.***

LANDING - With a roof light.

BEDROOM 3 **(rear) 11' 4" x 10' 7" (3.46 m x 3.24 m)**

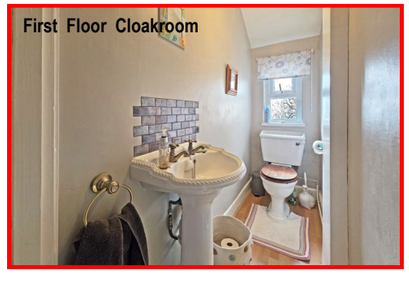
Having a radiator, shelving, television point and roof light.

BEDROOM 4 **(front) 14' 4" x 8' 5" (4.38 m x 2.58 m)**

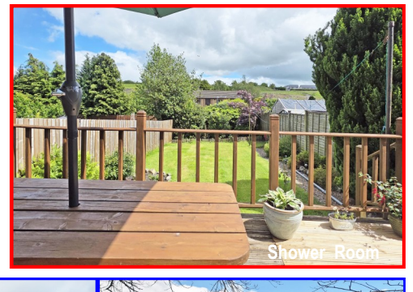
Having a radiator and dormer window to West.

BEDROOM 5 **(front) 10' 11" x 8' 9" (3.33 m x 2.68m)**

Having a radiator and dormer window to West.



OUTSIDE - To the front there is a small walled forefourt with a flower bed and roses. A path runs down the side and a secure door gives to the rear garden. Directly behind the house there is a large decked patio area with a light, water tap and two steps down to a gravel path flanked with a flower border and level lawn. At the bottom of the garden there is are tall evergreen and flowering shrubs and wooden fences run along both sides, which give good privacy.



TENURE - Freehold with vacant possession available 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. Superfast Fibre 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.















