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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%).

Morgan & Co.

THE GUILD PROPERTY PROFESSIONALS ASSOCIATE

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Ref: L.2097

County Town of Llandrindod Wells 7 miles Builth Wells 7.5 miles Kington 14 miles

An extremely well presented, spacious, 3-bed detached bungalow, with a 20' luxury kitchen, conservatory, LPG CH, PVC DG, double garage and 0.35-acre of beautiful private gardens, set in a peaceful village location.





Cae-yr-Adar

Franksbridge, Llandrindod Wells, Powys LD1 5SA

COMPRISING: - An attractive, well proportioned detached bungalow with a total floor area of 1,617 ft² (150 m² - *to include garage*) built in the 1980s from an insulated timber frame with brick and part rendered elevations, under a concrete tiled roof. Over the past two years it has been refurbished and updated to a very high standard, to include fitting PVC double-glazed windows, new boiler, luxury kitchen and bathroom suites, a wood-burning stove and it briefly provides: - Open Porch, Entrance Hall, 20' Kitchen / Diner, Lounge, Conservatory, Utility Room; three Bedrooms and a Shower Room. In addition there is a double Garage, Workshop, parking for three cars and about 0.35-acre of beautiful mature gardens with level lawns, several patios, flower borders, shrubs, a fish pond and excellent privacy. **Council Tax - Band E EPC - D (55)**

PRICE: - Open to offers over £410,000

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) for 1.5 miles then turn left for Hundred House. Proceed for 3 miles over the common then fork left for Franksbridge. Continue to a T-junction and tun left. Take the first right (sign "not suitable for long vehicles") to Franksbridge. Continue straight on around a hard right hand bend by the school, then turn right after 100 yards and this is the second bungalow.
From Builth Wells - Take the A483 North towards Llandrindod Wells for a mile then turn right for Hundred House (A481). Turn left just before the pub, then bear right for Franksbridge. Turn left after the Chapel and Cae-yr-Adar is the second property. ***what3words: quite.tungsten.sweeping***

SITUATION: - Franksbridge is a peaceful small hamlet with just a successful small Primary School and Baptist Chapel, surrounded by beautiful countryside. Cae-yr-Adar is set in an exclusive cul-de-sac of only four bungalows built on large plots in the 1980s, and it has a lovely Southerly aspect and distant views across the Edw Valley. There is a fine public house at Hundred House (1¼ miles) and Llandrindod Wells, the County Town and administrative centre of Powys and the market town of Builth Wells are both about 7 miles. They provide a good range of shopping and business facilities to include a Tesco Superstore, Aldi, Asda and Co-op Supermarkets, secondary schools, a Hospital and Railway Station (Shrewsbury to Swansea line). Rightmove surveys have declared LD1, the Llandrindod Wells area to be "Happiest Town in Wales" on multiple occasions, and the friendliest place to move to in UK once. Leisure facilities within a 9 mile radius include the Metropole Hotel (126 rooms), a Theatre, Cinema, Library, active U3A, two Sports Centres, Gyms, indoor and outdoor bowls (International quality), two 18-hole Golf Courses (one with a driving range), Game and Coarse fishing, plus numerous events at the Royal Welsh Showground. 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)*.

THE RESIDENCE - Cae-yr-adar is an attractive detached bungalow built on an exceptionally large plot in the 1980s from a timber frame with brick elevations, a rendered relief panel and a concrete tiled roof. It has been tastefully refurbished and modernised to a very high standard over the past two years to make a very comfortable home. The original kitchen and diner have been integrated to form a lovely light filled room and fitted with a quality suite with Onyx worktops, excellent integrated appliances and matching drinks cabinet. The Utility Room has matching cabinets and new central heating boiler, a new shower suite, wood-grained PVC double-glazing, skimmed over all the Artexed ceilings, fitted a remote controlled garage door, new consumer unit etc. Cae-yr-adar has been transformed into a lovely home with the following accommodation:

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

ENTRANCE HALL - Being T-shaped with engineered oak flooring, radiator, picture rail, coving access to loft and Oak veneered doors off.

CLOAKROOM - Having a modern white toilet, hand basin set in a vanity unit, half-tiled walls, mirror, shaver light and extractor fan.

KITCHEN / DINING ROOM **20' 0" x 14' 5" (6.10 m x 4.39 m)**

Having a dusk blue coloured suite incorporating twelve base cupboards *(to include pan drawers)*, three wall cupboards, three full height larder cupboards, matching drinks bar with glass and bottle rack, onyx worktops, inlaid wooden breakfast bar, integrated Bora induction hob with down draft recirculating unit, dishwasher, fan oven with steam function and warming drawer, microwave and fridge-freezer. In addition there are two windows to South and one to West, ceramic tiled floor, downlighters to the Kitchen area and three pendant lights over the dining table.

LOUNGE **15' 5" x 15' 5" (4.70 m x 4.70 m)**

Having a small wood burning stove set in an alcove with marble fire surround, picture rail, engineered oak flooring, radiator, window to West, television point and a wide patio door to

CONSERVATORY **12' 6" x 8' 10" (3.81 m x 2.70 m)**

A PVC double-glazing model with Oak-pattern wood-grained frame and a pyramid shaped polycarbonate roof, with laminate flooring and French doors to the rear garden. *Note - This is located on the North side so it does not get excessively hot in Summer.*

UTILITY ROOM **9' 11" x 7' 9" (3.02 m x 2.35 m)**

Having navy blue coloured cabinets incorporating four base cupboards, three wall cupboards, inset stainless steel sink, Onyx worktops, two matching full height cabinets designed to accommodate a stacked washing machine and tumble drier and a Worcester LPG Gas combi boiler (new in 2023), together with a ceramic tiled floor, cloak hooks and double-glazed door to the rear garden.

SHOWER ROOM - Having a modern white suite comprising of toilet, pedestal wash basin and an over-sized, low entry glazed shower cubicle with a thermostatic shower, together with tiled surrounds, ladder towel heater, mirror, shaver point, extractor fan, tiled floor and window to rear.

BEDROOM 1 **(rear)** **13' 4" x 9' 11" (4.06 m x 3.02 m)**

Having a radiator, coving, a large alcove and window to North.

BEDROOM 2 **(front)** **11' 7" x 9' 6" (3.52 m x 2.90 m)**

Having a radiator, built-in double wardrobe with sliding mirror doors and window to South. *Note - Currently used as a Dressing Room and there is an option to buy two breakfront mahogany wardrobes with glazed middle doors that used to be in The Savoy Hotel in London.*

BEDROOM 3 **(front)** **11' 7" x 8' 1" (3.52 m x 2.47 m)**

Having picture rail, coving, cloak hooks and window to South.

Integrated Drinks Cabinet



OUTSIDE

STORES / OFFICE **15' 3" x 7' 7"** *overall* **(4.65 m x 2.31 m)**

In two sections with lighting and power points, the first part has a window and double glazed door to the rear garden, and a door to

DOUBLE GARAGE **15' 5" x 18' 3" (4.72 m x 5.57 m)**

Having a remote controlled up and over door, window, fitted shelving, lighting and power points and an electric consumer unit (installed 2023).

GARDENS - This property is set behind a neatly clipped hedge and approached over a tarmac drive, that gives parking for three cars in tandem, and is flanked on one side by screening shrubs. To the front there is a gently sloping lawn surrounded by mature evergreen and flowering shrubs, herbaceous perennials and ornamental trees that give excellent privacy, with a beautiful climbing rose on the front wall and paths with tall doors run around both sides. At the rear there is an enclosed private garden with a large paved terrace along the back of the bungalow, a decked patio behind the Conservatory, a gently sloping lawn, flower borders, a vegetable plot, evergreen and flowering borders, a fish pond (with goldfish and waterlily), a paved patio (by Northern boundary), a slightly elevated patio with a rose covered pergola and three well screened garden sheds.

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 electricity, water and telephone are connected. LPG Gas. Community Sewage System. *(*Broadband Approx. 68 Mbs download / 18 Mbs upload.

Note - The Agents have not tested the installations.

Coed yr adar - Setting, entrance after blue flowers















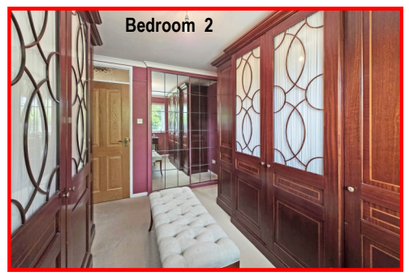










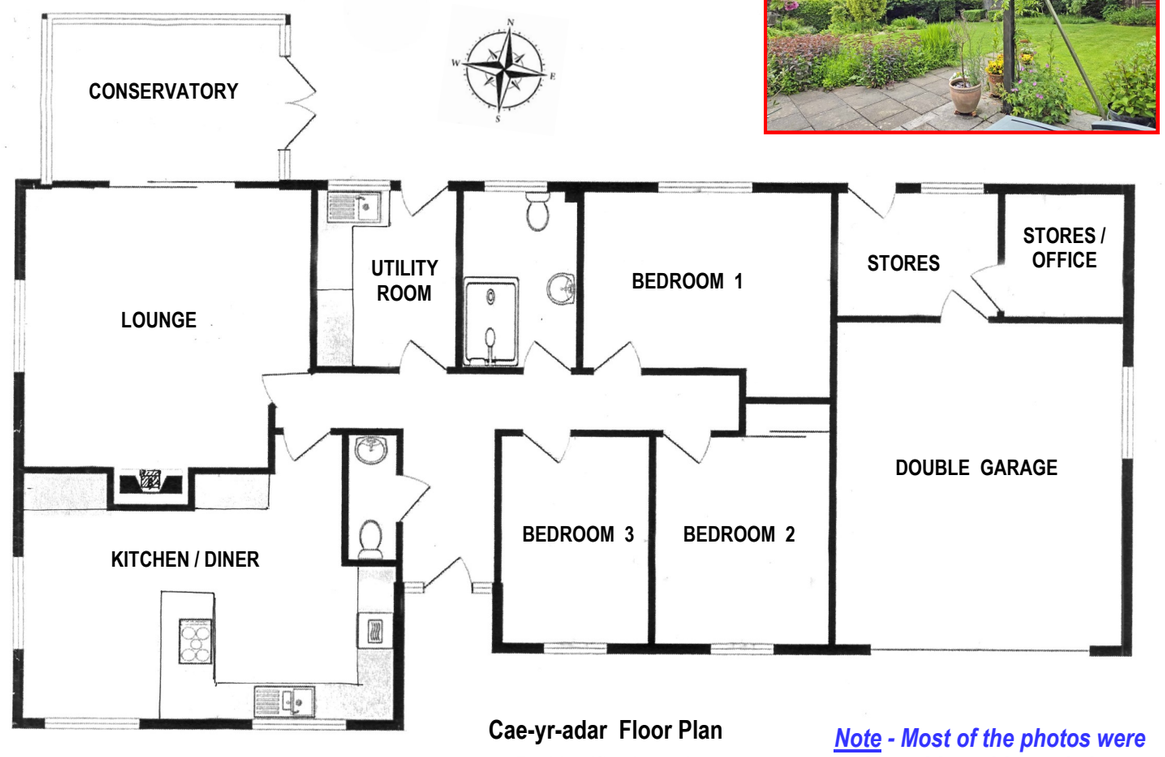






LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, LD1 5LG
Tel: (01597) 826000 *(Glascwm Community Council)*
COUNCIL TAX **Band 'E'** *(£2.785.75 for 2026 / 2027)*





Cae-yr-adar Floor Plan

For identification only

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