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Independent family business - Established 1991
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By directions of Mrs Hodges

Ref: L.2123

County Town of Llandrindod Wells Builth Wells 7 miles Rhayader 10 miles Knighton 20 miles

An elegant Edwardian 3-bed, 3-reception, detached house with a light and airy atmosphere and beautiful views, set in large gardens with a car port and off-street parking, on the outskirts of town, near a bus stop, and 600 yards from a shop.





Llwynderri
Wellington Road, Llandrindod Wells, Powys LD1 5ND

COMPRISING: - An attractive Edwardian detached house built from brick walls, with mock Tudor rendered upper elevation, under a Rosemary tiled roof. It has a floor area of 1,528 ft² (135 m²), gas central heating, double-glazing (wood / PVC), retains some original Art Deco features, but now requires further updating and it briefly provides: - Ground Floor: Storm Porch, Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, Boiler Room, Cloakroom and Conservatory; First Floor: Galleried Landing (with stained glass windows and Balcony), two large double Bedrooms, one small double Bedroom, Office and Bathroom. In addition, there is a tarmac parking for 3 cars, a double Car Port, a small, well screened front garden and a large, private rear garden with a gently sloping lawn, patio areas, trees and mature shrubs. **EPC - E (50)** Council Tax - Band E

PRICE: - Offers Over £275,000 ***Note - NO FORWARD CHAIN***

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) and Llwynderri is the second house on the left after the turning from Pentrosfa, by the 50-mph sign. ***what3words: landmark.backed.shredder***
From Builth Wells take the A483 North. Llwynderri is on the right shortly after Highland Moors, Llandrindod Wells and 30-mph signs.

SITUATION: - Llwynderri is set in a lovely edge of town location, set above and back from the A483, with views over the railway line and farmland to the Cambrian Mountains. The house has a Westerly aspect, excellent privacy, is roughly 200 yards from a Bus Stop, 600 yards from a Service Station (with a Convenience Store), within ½-mile of the Lakeside Park and a mile from the town centre.
Llandrindod Wells is 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). The Rightmove survey of 2015 declared LD1 (Llandrindod Wells postal area) to be "the friendliest place to move to in the UK" and their surveys of 2019, 2020 and 2021 declared Llandrindod Wells to be "Happiest Town in Wales" *(Note - Fifth and fourth overall respectively for whole of UK)*. Leisure facilities within a 11-mile radius include 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 8½, 10, 19, 25 and 26 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 - A most attractive, Edwardian, detached house built from brick walls, with Mock Tudor black and white rendering to the front and sides, under a Rosemary clay tiled roof. This house has high ceilings and a light and airy atmosphere, retaining some original Art Deco features to include dado and picture rails, ornate cornicing and beautiful stained glass features to the windows in the Entrance Hall and Landing. This is the first time this house has been offered for sale for since 1968 and it now requires further refurbishment and modernisation (1970s kitchen suite). Llwynderri has mains gas central heating, PVC double-glazing to the front elevation, mainly wooden double-glazing to the sides and rear, and it provides the following well-proportioned accommodation: -

STORM PORCH - Having an Aluminium patio door, tiled floor and a half-glazed door with matching side panels, incorporating beautiful original stained glass to

ENTRANCE HALL - Having a winding staircase to first floor, dado, original cornicing, radiator, telephone point, understairs cupboard and doors to the Lounge, Sitting Room and Dining Room.

LOUNGE 14' 10" x 14' 0" (4.52 m x 4.27 m)

Having a tiled open fireplace, radiator, television point, picture rail, cornicing, Aluminium patio door to rear (East), small window to South and a wide bay window to the front (West)

SITTING ROOM 15' 0" x 13' 1" (4.56 m x 4.10 m)

Having a brick feature fireplace, television point, picture rail, cornicing, a wide bay window to the front (West) and a wide arched niche on the Northern side incorporates two small windows.

DINING ROOM 12' 9" x 9' 8" (3.84 m x 2.90 m)

Having a radiator, picture rail, two wooden double-glazed windows to North, borrowed light from the conservatory and opening to

KITCHEN 12' 7" x 8' 0" (3.89 m x 2.41 m)

Having a 1970's range of floor and wall cabinets incorporating an inset Asterite sink, worktops with part tiled surrounds, electric cooker with ceramic hob, plumbing for dishwasher, shelving, under-counter space for fridge, pine panelled ceiling, two windows to North, window and half-glazed door to the Conservatory (South) and door to

BOILER ROOM / LARDER 7' 11" x 5' 0" (2.36 m x 1.49 m)

Having an Ideal Mexico 2 Gas Boiler, fitted shelving, storage cupboards, single-glazed window to East, space for a freezer and door to

CLOAKROOM - Having a toilet, wash basin in vanity unit and window to South.

CONSERVATORY 9' 7" x 7' 10" (2.93 m x 2.39 m)

A half-glazed lean-to model with a Polycarbonate roof, tiled floor, light and door to the parking area.

FIRST FLOOR - GALLERIED LANDING - A magnificent bright area with original large stained glass window to rear (East), small window to South and stained glass door and windows to a small Balcony on the front (West).

BEDROOM 1 (front) 13' 7" x 12' 3" (4.13 m x 3.74 m)

Having a radiator, picture rail, small PVC window to South and large PVC window to West.

BEDROOM 2 (front) 12' 8" x 10' 6" (3.88 m x 3.22 m)

Having a radiator, windows to North and West, and a cream coloured suite of 6 wardrobes (2 mirror doors) and 2 chest of drawers.

BEDROOM 3 (side) 9' 4" x 8' 6" (2.85 m x 2.60 m)

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

OFFICE 7' 2" x 7' 1" (2.50 m x 2.18 m)

Having a radiator, bookshelves, window to North and an airing cupboard.

BATHROOM - Having a white suite incorporating a toilet, pedestal wash basin and panelled bath with an electric shower over, pine panelling, radiator, toiletries cabinet and window to South overlooking the rear garden.

OUTSIDE - Llwynderri is set behind a dwarf stone wall and mature shrubs, which give good privacy. It is approached over a tarmac drive with a turning bay, that runs to a **CARPORT 15' 8" x 14' 6" (4.79 m x 4.41 m),** giving parking for up to six cars in total. A path runs to the front door, flanked by a small lawn and a flower border, and on the Northern side there is a ramped path to the rear garden. On the Sothern side there is a small patio with a door to the Conservatory, a path runs around the rear and a flight of six steps rises up to a large, gently sloping lawn which is surrounded by mature shrubs, ornamental trees, herbaceous flower beds and fencing, which give excellent privacy. There used to be a vegetable garden along the Eastern boundary and In the North-Eastern corner there is the base from a former greenhouse.

TENURE - Freehold with vacant possession on completion. **NO FORWARD CHAIN**

FIXTURES & FITTINGS described in this brochure are included in the price. Certain other items are available subject to separate negotiation.

SERVICES - Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. Ultrafast 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 'E' *(£2883.21 for 2026 / 2027)* ***Note - Most photos were taken with a wide angle lens.***





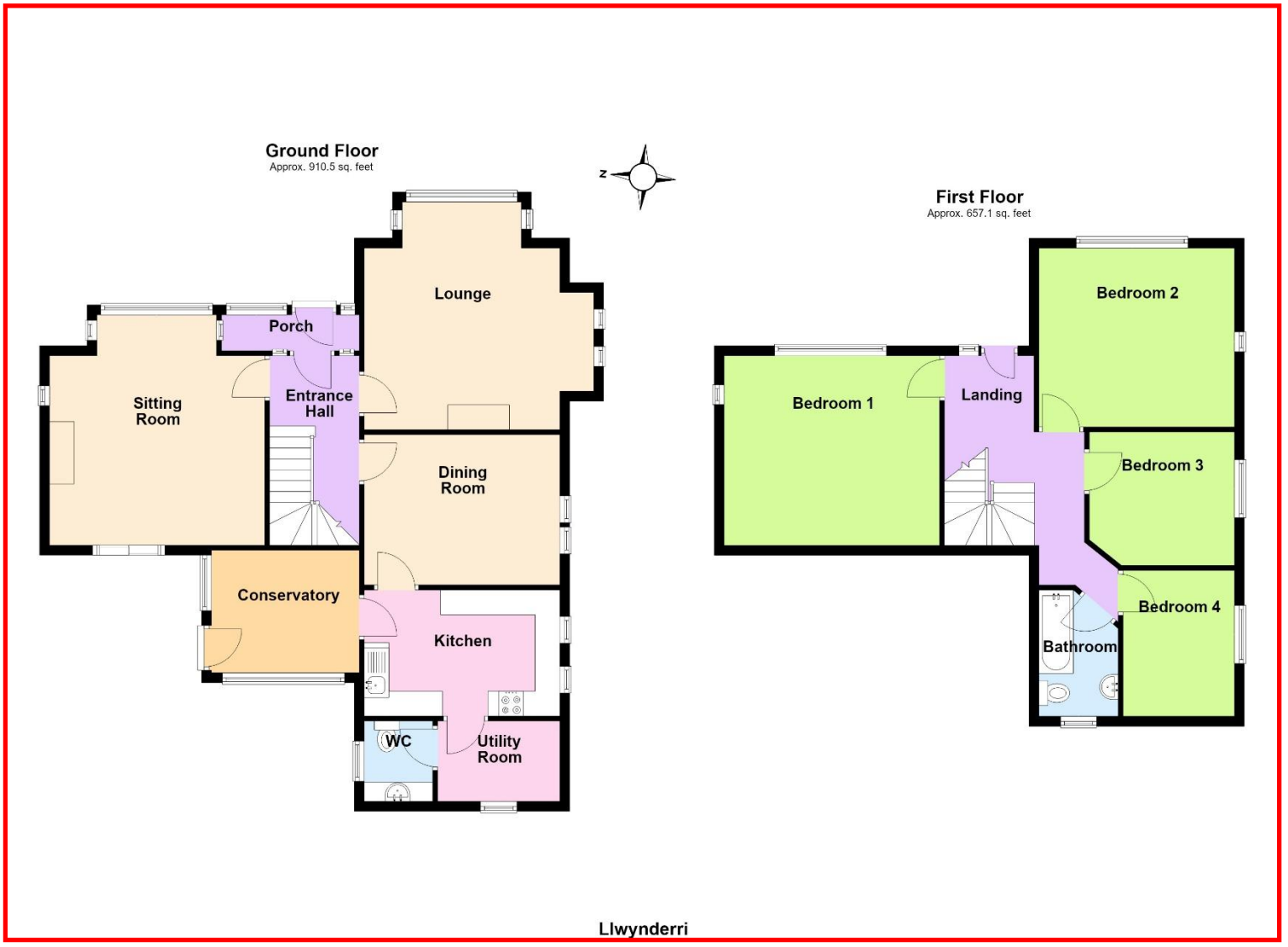












Ground Floor
Approx. 910.5 sq. feet
N
Lounge
Porch
Sitting Room
Entrance Hall
Dining Room
Conservatory
Kitchen
WC
Utility Room
First Floor
Approx. 657.1 sq. feet
Bedroom 2
Bedroom 1
Landing
Bedroom 3
Bedroom 4
Bathroom

Llwynderri



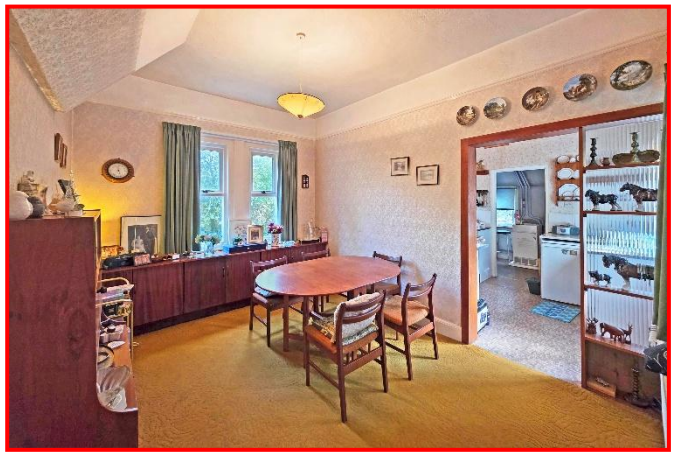














Views of the Lakeside Park, Lake and surrounding area - two taken from the historic Golf Club







