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
Winner of 6 Gold Awards & 1 Silver in 2023/4/5/6 for Sales & Lettings in Best Agency Awards, after survey on nearly 15,000 agents across UK.

Morgan & Co.

THE GUILD PROPERTY PROFESSIONALS ASSOCIATE

naea | propertymark PROTECTED

OnTheMarket.com

rightmove.co.uk The UK's number one property website

Zoopla.co.uk Smarter property search

By directions of Mr Fox

Ref: L.2124

County Town of Llandrindod Wells Builth Wells 8 miles Rhayader 11 miles Knighton 20 miles

An individually designed, spacious 4-bed, 3-reception, detached house with beautiful panoramic views, a double garage and large private gardens, set in a quiet, elevated location at the end of a cul-de-sac on the Eastern outskirts of town.





EARTHAH
16 Cefn Morfa, Llandrindod Wells, Powys LD1 5NP

COMPRISING: - An attractive detached house with a floor area of 1,675 ft² (159 m² - from EPC, plus garage), built in the 1970s from cavity brick and block walls, under a concrete tiled roof. It has mains gas central heating, PVC double-glazed windows and it briefly provides: - Ground Floor: Storm Porch, Entrance Hall, Lounge, Dining Room, Study, Cloakroom, Kitchen, Utility Room and integral double Garage; First Floor: Large Galleried Landing, four double Bedrooms, a Cloakroom and a large Bathroom. In addition, there is a block paved parking for two cars and mature private gardens incorporating several patio areas, lawns, flower borders, terraced shrubberies with seating areas that give fantastic views, a Summer House and three small sheds, surrounded by neatly clipped conifer hedging. Extending to 0.27-acre, or thereabouts. **EPC - C (69)** Council Tax - Band G

PRICE: - Offers Over £400,000 ***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 turn left at the mini roundabout onto Temple Avenue East. Continue past Cefnllys School, go over the brow of the hill then fork right onto Cefn Morfa. Climb to the top of the hill, then bear right and Earthah is the last house on the left. ***what3words: herbs.harmony.scrolled***
From Builth Wells take the A483 North to Llandrindod Wells, turn right at the mini roundabout by the Auto Palace and continue as above.

SITUATION: - Cefn Morfa is a mature development of good quality houses and bungalows set on generous plots. Number 16 is located at the top of the hill, at the end of a cul-de-sac, backing onto farmland and about ¾-mile from the town centre. The house has a Westerly aspect and the garden rises to the rear, so that there are stunning views from both the house and garden across the Ithon Valley to the Cambrian Mountains. 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). Rightmove surveys have declared LD1 (Llandrindod Wells postal area) to be "the friendliest place to move to in the UK" and on multiple occasions "Happiest Town in Wales". The area is renowned for its outstanding natural beauty and tranquillity, and 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 8, 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).*

THE RESIDENCE - This house was custom built for Mr and Mrs Fox in the 1970s by a reputable local company from traditional cavity brick and block walls, under a concrete tiled roof. Number 16 has been well maintained, is well proportioned with a total area of 2,207ft² (209.3m²), has mains gas central heating, PVC double-glazed windows and it provides the following well-proportioned accommodation.

STORM PORCH - Having a hardwood glazed door with windows on either side, quarry tiled floor, light and glazed door to
ENTRANCE HALL - Having two obscure windows from the porch, engineered Oak flooring, winding staircase to first floor, radiator, telephone point, smoke alarm, small understairs cupboard and doors to the Lounge, Study, Cloakroom, Kitchen and Dining Room.
LOUNGE 21' 8" x 14' 7" (6.60 m x 4.44 m)
Having a slate fireplace with an electric flicker-flame fire, two radiators, coving, television point, two triple ceiling lights, three wall lights, large window to front (West), oriel window to South and Aluminium patio door to rear (East).
STUDY 7' 6" x 6' 11" (2.28 m x 2.10 m)
Having a radiator, engineered Oak flooring, cloak hooks, built-in double wardrobe and window to rear (East).
CLOAKROOM - Having a white toilet and pedestal wash basin, ceramic tiled floor, radiator, toiletries cabinet and window to East.
DINING ROOM 15' 9" x 11' 7" (4.82 m x 3.55 m) *Note – Mr Fox has recently been living downstairs, hence bedroom furniture in photo.*
Having a radiator, coving and window to front (West).
KITCHEN 15' 1" x 11' 7" (4.61 m x 3.54 m)
Having a range of light Oak fronted cabinets incorporating ten base cupboards, eight wall cupboards, stainless steel double drainer sink, worktops with tiled surrounds, Zanussi electric cooker with ceramic hob, Bosch dishwasher (8-place settings) and under-counter fridge. In addition, there is a ceramic tiled floor, radiator, walk-in pantry (with fitted shelving), window to rear (East) and half-glazed door to
REAR HALL - Having cloak hooks, fire door to the Garage and half-glazed wooden doors to the rear garden and
UTILITY ROOM 10' 7" x 9' 9" (3.25 m x 2.99 m)
Having two base cupboards, stainless steel sink, work tops, fitted shelving, plumbing for a washing machine, space for a tall fridge-freezer, cloak hooks, single-glazed wooden window to East and boiler cupboard (with a Baxi gas boiler).
INTEGRAL DOUBLE GARAGE 17' 3" x 15' 9" (5.26 m x 4.81 m)
Having a remote controlled electric up and over door, single-glazed wooden window to North, fitted shelving, light, double power point, electric and gas meters, and access to a storage loft over.

FIRST FLOOR - LARGE GALLERIED LANDING - Having a radiator, large window to West, access to loft. *(Working Clockwise)*.
CLOAKROOM - Having a sable coloured toilet and hand basin, radiator, mirror and extractor fan.
BEDROOM 1 (rear) 9' 5" x 9' 3" *minimum* **(2.87 m x 2.83 m)**
Having a radiator, built-in double wardrobe and window to East.
BEDROOM 2 (front) 9' 4" x 8' 7" (2.86 m x 2.62 m)
Having a radiator, window to West and a full width built-in wardrobe with four sliding doors.
BATHROOM 9' 9" x 9' 3" (2.97 m x 2.84 m)
Having a white suite incorporating a toilet, pedestal wash basin, twin-grip panelled bath and a tiled shower cubicle with a thermostatic shower, together with half-tiled walls, radiator, shaver point, mirror, two toiletries cabinets, window to West and a large linen cupboard.
BEDROOM 3 (rear) 12' 4" x 10' 0" (3.78 m x 3.05 m) *Note – Mr Fox has recently been living downstairs, hence Dining Suite shown.*
Having a radiator, built-in double wardrobe and built-in four-door wardrobe (two mirror doors), and window to East.
BEDROOM 4 (rear) 8' 10" x 8' 4" (2.70 m x 2.55 m)
Having a radiator, built-in double wardrobe and window to East.

OUTSIDE - Earthah is approached over a block paved drive that gives space for two cars, has a light and wooden gates on both sides. On the Northern side there is a path with three small store sheds and a tall gate to the rear garden. A pair of 5-bar wooden gates and paved path on the South side leads to the front door and continues around the side to the rear garden, with a tall gate. On the Southern side a path leads to a large paved patio with a Summer House, flanked by gently sloping lawns, flower borders, dwarf stone walls, a slightly elevated shrubbery with heathers and evergreen shrubs. A wide path runs along the rear of the house with a light, water tap and a large patio (part decked and part paved), with seven steps up to a gently undulating lawn with a brick retaining wall and steps up to a terraced shrubbery, on four levels, with seating areas to take advantage of the beautiful views. This house has excellent privacy from neatly clipped conifer hedging, ornamental trees and shrubs.

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 G *(£3,921.65 for 2026 / 2027)* ***Note - Most photos were taken with a wide angle lens.***





















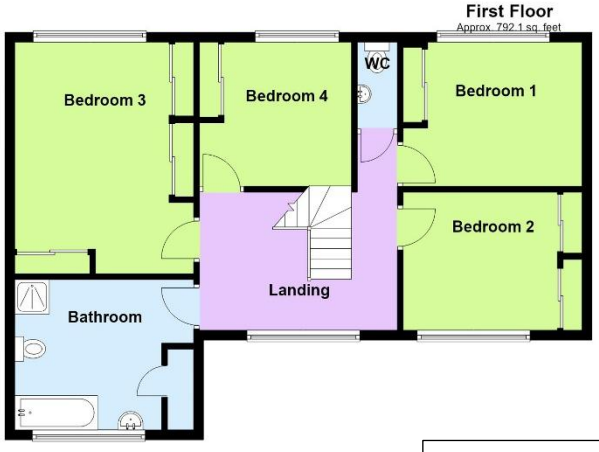










16 Cefn Morfa

PLAN FOR IDENTIFICATION ONLY

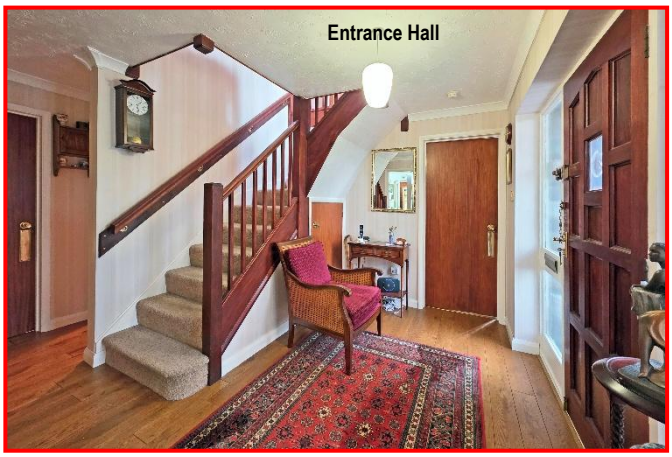
EARTHAH – *is a commitment to create an economy of meaning, powered by science, shaped by compassion and grounded in the shared responsibility of humanity.*





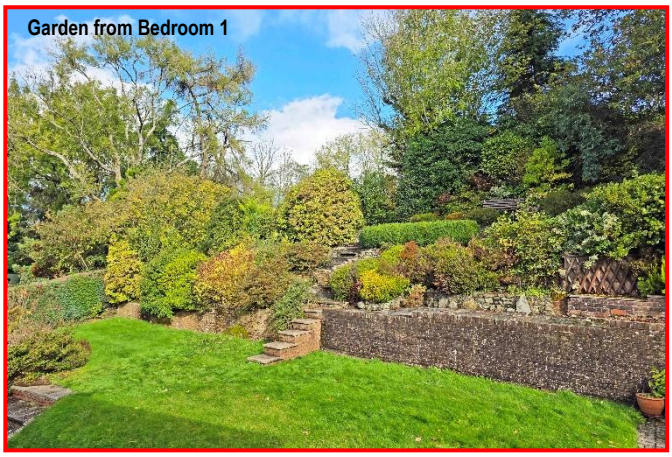












Views of the Lakeside Park, Lake and surrounding area - two taken from the historic Golf Club







