



Holters

Local Agent, National Exposure

16 Llethyr Bryn, Llandrindod Wells, LD1 6BB

Offers in the region of £169,995



Holters

Local Agent, National Exposure

16 Llethyr Bryn, Llandrindod Wells, LD1 6BB

This pleasant semi-detached bungalow is located in a popular residential area within the Spa town of Llandrindod Wells. Available with vacant possession by mid-December 2024. With UPVC double-glazing and mains gas central heating.

Key Features

- A Pleasant Semi-Detached Bungalow
- On A Popular Residential Development
- In A Quiet Cul-De-Sac
- Two Bedrooms
- Lounge & Conservatory
- Off Road Parking
- Enclosed Rear Garden
- Currently LET
- Vacant Possession by Mid-December 2024
- EPC - C

The Property

The sale of 16 Llethyr Bryn offers a great opportunity to purchase a pleasant two bedroom, semi-detached bungalow, with an enclosed, manageable rear garden located on a quiet cul-de-sac within the town of Llandrindod Wells. The property is currently let, however notice has been served on the tenant giving vacant possession by mid-December 2024. The property has not been photographed internally as it is tenanted.

As you enter the property the hallway gives access to all of the main rooms. On your right is the kitchen, fitted with wall and base units with a window to the front and a side entrance door. Next to the kitchen is the shower room which is fitted with a white suite and with an airing

cupboard for storage. The lounge is at the rear, a good size with a feature fireplace and in turn leads to the sun room, which has a pleasant outlook over the rear garden. The main bedroom is at the front, a large double with a bay window and a fitted double wardrobe. The second bedroom is a generous single and overlooks the rear garden.

To the front of the property is a tarmac driveway providing off road parking. A side path leads to the enclosed rear garden which is grassed and also provides a useful garden shed.

The Location

Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns

and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and



recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

Nearest Towns

Builth Wells - 8 miles
 Rhayader - 12 miles
 Newtown - 28 miles
 Hereford - 41 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band A. Charge for 2023/24 is £.....

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At

the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
 Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
 697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



 Holters
Local Agent, National Exposure



 Holters
Local Agent, National Exposure