



2 Penrhiw Villas, Wellington Road, Llandrindod Wells, Powys, LD1 5NB

Delightful THREE BEDROOM semi-detached period property located on the southern outskirts of the attractive Spa town of Llandrindod Wells in mid Wales. The property retains character features yet is contemporary in decor and as such is suited to the modern family. An enclosed front garden sets the house back from the road whilst the extensive rear garden provides great flexibility for outdoor living, al fresco dining or horticultural activities - ideal for living the good life!

Viewing is highly recommended!

* Entrance Hall * Lounge * Kitchen/Dining Room * Utility Room * Cloakroom / WC * Cellar *
* 3 Bedrooms * Bathroom * uPVC Double Glazing * Gas Central Heating * EPC Rating 'D' *

£185,000 Asking price Freehold

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ACCOMMODATION comprises:

Covered Entrance

UPVC entrance door with fanlight over.

Entrance Hallway

Fitted carpet. Radiator. Window to rear.

Doors to:

Lounge

Attractive open firegrate with slate hearth and wood surround (currently blanked off). Shelving in alcove.

Fitted carpet, radiator, attractive box window to front.

Bedroom 3 / Study

Fitted carpet, radiator, window to rear with lovely views over the long rear garden and to countryside beyond.

Lower Ground Floor

A balustraded staircase with fitted carpet descends to the Lower Ground Floor.

Kitchen/Breakfast Room

Excellent range of matching base and

wall units with worktops and tiled splashbacks over.

1.5 bowl inlaid sink with mixer tap, built-under electric oven with inlaid ceramic hob and chimney style extractor fan over.

Space for white goods, dining table and chairs. Built-in storage cupboard.

Wall mounted gas combination boiler.

Tile effect vinyl floor. Window to side and window to rear overlooking the garden.

Cellar

A door at the rear of the kitchen gives access to a large storage space.

Utility Room

Worktop with space and plumbing under for washing machine and tumble drier.

Tiled effect vinyl floor. Window to rear and half-glazed door to rear.

Cloakroom/WC

Pedestal wash hand basin with tiled

splashback. Dual flush wc suite.

Tile effect vinyl floor. Window to rear.

FIRST FLOOR

A balustraded staircase with fitted carpet rises to the First Floor.

Galleried Landing

Fitted carpet. Radiator. Window to rear

Bedroom 1

Fitted carpet, radiator, window to rear with lovely views.

Bedroom 2

Fitted carpet, radiator, window to front.

Bathroom

Panelled bath with tiled surround, twin handgrips, thermostatic shower and glass shower screen.

Dual flush wc suite, pedestal wash hand basin with splashback, chrome towel radiator.

Window to front.

Outside

The property has a low maintenance



front garden featuring and attractive central flower bed and enclosed by a dwarf red brick wall.

Access at the side of the property leads to extensive rear garden which comprises and excellent sized level lawned area directly outside the kitchen making it an ideal spot for al fresco dining. The lower garden extends another 30-40 ft and is bounded by a metre hedge on the right hand side and a loose boarded fence to the left and side and rear.

Off road parking is available nearby.

Local Area - Llandrindod Wells

Llandrindod Wells, the county town and administrative centre of Powys and has an excellent range of facilities such as supermarkets, butcher, health food shop, chemist, hospital, doctor's surgery, primary and secondary school.

Leisure facilities include a well equipped leisure centre with swimming pool and there are tennis courts, bowling greens (both indoor and outdoor), a popular lake with many activities and lakeside

restaurant, and a golf club. with restaurant open to non-members.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 14 miles distant.

The west Wales coast and university town of Aberystwyth is 44 miles distant.

There is a railway station, on the Heart of Wales line providing access to Shrewsbury, Swansea and beyond.

Llandrindod Wells has excellent road links with access to the A483, A44 and A470.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

Services

Mains electricity, gas, water and drainage.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Council Tax

We are advised that the property is in Council Tax Band 'C'.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

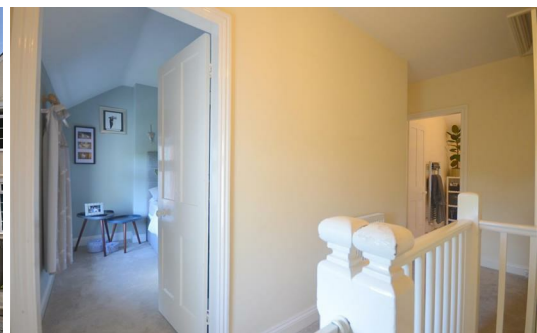


The Property Ombudsman
 Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

Clare Evans & Co's complaints procedure is also available on request.

PMA Reference
 DRAFT 2706925923

A copy of the Code of Practice is available in the office and on request.



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