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By directions of Mr and Mrs Evans

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

Ref: L1861

**A well proportioned, Edwardian 4-bed detached house with useful outbuildings, large gardens and ample parking, set in a prestigious quiet location within ¾-mile of town centre amenities.**



## Brynderi Cefnlllys Lane, Llandrindod Wells, Powys LD1 5LE

**COMPRISING:** - An imposing detached house built on a slightly elevated plot from brick walls with rendered elevations, under a tiled roof. It has PVC double-glazed windows, mains gas central heating and briefly provides: - Storm Porch, Entrance Hall, 21' Lounge / Diner, Sitting Room, Kitchen (with an AGA cooker), Larder, Garden Room, Landing, four double Bedrooms and Bathroom. In addition there is parking for four cars, a large Car Port, 22' Workshop, Potting Shed, Garden Stores, Log Store, Outside Toilet, 2 Greenhouses, Garden Shed, lawned front garden and a large South-facing rear garden with excellent privacy, gently sloping lawn, patio areas, well stocked flower borders, vegetable plot and soft fruit garden. **EPC - D (63)**

**PRICE:** -        **£295,000**

**VIEWING:** - Strictly by appointment with the Sole Agents, Morgan & Co. Tel: (01597) 825682

**COVID-19** - The vendors have been shielding. Viewings will only be conducted by Morgan & Co after you have seen a Video Tour.

**DIRECTIONS:** - From our office proceed south for 200 yards and turn left at the mini roundabout onto Spa Road East (by the former Automobile Palace). Follow this road for 0.5 mile, passing County Hall and Cefnlllys Primary School. Brynderi is the second property on the right after the junction for Cefn Morfa and Gorse Farm. ***Sale Board erected***

**SITUATION:** - Brynderi is built on a slightly elevated plot near the Eastern outskirts of town and is approached over a quiet road that continues for about 300 yards before reaching open farmland. The house has a delightful Southerly aspect at the rear, the bedrooms have distant views and the rear garden has excellent privacy. Brynderi is 0.4 mile from a Primary School, just over ½-mile from the Lakeside Park and ¾-mile from the town centre, Railway and Bus Stations. Llandrindod Wells is the County Town and administrative centre of Powys and has a range of shopping and business facilities, Tesco Superstore, Aldi Supermarket, successful schools, Cottage Hospital and Railway Station (Shrewsbury to Swansea line). In the 2015 and 2017 Rightmove surveys LD1 (Llandrindod Wells postal area) was declared "the friendliest place to move to in the UK" and "Happiest Town in Wales". Local leisure facilities include a Sports Centre, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course, U3A, Theatre, Library, Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 8, 11, 20, 24 and 27 miles distant, with Hereford, Abergavenny and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are all just over a 1½-hour drive. *(Note - All times dependent on traffic conditions)*



**THE RESIDENCE:** - Brynderi is a most spacious and well proportioned Edwardian detached house, built from brick walls with roughcast rendered and coloured elevations, under a tiled roof. It has been up-dated over the years by the installation of mains gas central heating, PVC double-glazed windows and matching Garden Room. The heating is supplemented by a gas fired Aga range cooker in the kitchen, there is wood burning stove in the lounge and gas fire in the Dining Room. Brynderi has high ceilings, box bay windows and double aspect windows to many rooms which give a light and airy atmosphere. It retains some original features to include decorative tiling in the Hall, Pine internal doors, picture rails and some Edwardian fire places. There are fine distant views from some bedrooms and Brynderi provides the following comfortable accommodation: -

**GROUND FLOOR**

**STORM PORCH** - Being half-glazed with a PVC double-glazed door, light and glazed door to  
**ENTRANCE HALL** - Having an original mosaic tile floor, radiator, coving, picture rail, door bell, telephone point, open staircase to First Floor and Pine 4-panel doors to Lounge, Kitchen and  
**DINING ROOM** 21’ 6” into bay x 12’ 0” (6.56 m into bay x 3.65 m )  
Having a living-flame gas fire with a marble and Oak surround, plate shelf, picture rail, radiator, storage heater, two windows to West and box bay window to front (North).  
**LOUNGE** 14’ 8” x 11’ 6” (4.49 m x 3.50 m )  
Having a multi-fuel stove set in an alcove with a slate hearth, television point, radiator, picture rail, plate shelf, box bay window to front (North) and open-plan to  
**KITCHEN** 16’ 6” x 11’ 11” plus Bay Window (5.03 m x 3.64 m plus Bay Window )  
Having a British Racing Green gas-fired Aga range cooker, a range of Pine fronted cabinets incorporating six base cupboards, three wall cupboards, inset stainless steel sink, work tops with tiled surrounds, gas cooker point, plumbing for a dishwasher, space for a fridge, original alcove airing cupboard and china cupboard, quarry tiled floor, under stairs broom cupboard, television and telephone points, box bay window and secondary window to South and door to  
**REAR HALL / LARDER** 10’ 6” x 5’ 1” (3.20 m x 1.55 m )  
Having an original cold slab, four wall cupboards, cloak hooks and PVC double-glazed door to  
**GARDEN ROOM** 9’ 4” x 7’ 4” maximum overall (2.85 m x 2.23 m )  
A PVC double-glazed structure that looks like a semi-circle from above with a solid roof, light double power point and glazed door to the rear garden (South).

**FIRST FLOOR**

**GALLERIED LANDING** - Having a stained and leaded window to front, radiator and access to loft (with a ladder).  
**BEDROOM 1 (rear)** 11’ 10” x 10’ 5” (3.62 m x 3.18 m )  
Having a small cast iron feature fireplace, picture rail, radiator, alcove book shelves, large window to South and smaller window to West.  
**BATHROOM** - Having a cream coloured suite incorporating a toilet, wash basin in a Pine vanity unit and twin-grip panelled bath with an electric shower and concertina glazed screen over, together with half-tiled walls, radiator and window.  
**BEDROOM 2 (rear)** 11’ 10” x 10’ 11” (3.61 m x 3.34 m )  
Having a small cast iron feature fireplace, window to South and radiator.  
**BEDROOM 3 (front)** 14’ 9” into bay x 10’ 6” (4.50 m into bay x 3.19 m )  
Having a radiator, built-in triple wardrobe, modern electric wall heater and box bay window to North ( 6’ 2” wide or 1.88 m ).  
**BEDROOM 4 (front)** 14’ 11” into bay x 11’ 3” (4.55 m into bay x 3.42 m )  
Having a radiator, window to West and box bay window to North.

**OUTBUILDINGS**

**DOUBLE CAR PORT** Approximately 22’ wide x 24’ depth ( Approx. 6.4 m x 7.3 m ) - A substantial structure with a concrete tiled roof, open rear elevation, water tap, mezzanine storage over and double doors on the Western side lead to  
**WORKSHOP** 22’ 0” x 7’ 0” (6.72 m x 2.13 m ) - Having single-glazed windows to front and rear, fitted work bench, shelving, light, power points and Worcester gas-fired central heating boiler (with Frost-stat).

**DETACHED RANGE** - Built from brick walls, under a slate roof, incorporating an open-fronted **Log Store** (13’ x 5’ 6”), **Outside Toilet**, **Garden Stores** 11’ 10” x 5’ 7” (3.30 m x 1.70 m ) - With a light a shelving and **Potting Shed** 11’ 10” x 5’ 7” (3.60 m x 1.71 m ) - Having windows to three sides, light, power point, water tap, fitted staging and shelving.

**GARDENS** - Brynderi is approached over a wide tarmac drive that gives parking space for four cars and gives access to the Car Port. To the front there is a slightly elevated with level lawn, flower borders, roses, mixed shrubs, stone retaining wall and a path runs around the Western side of the house, flanked by a flower border. Behind the Car Port there is a **Garden Shed** (8’ x 6’) and concrete paths lead around the garden and give access to a traditional long clothes line. The rear garden has a delightful Southerly aspect, good shelter and excellent privacy from neatly clipped hedges and fences. Directly behind the house there is a paved patio, with a small lean-to **Greenhouse** (adjoining the kitchen), a level lawn, flower borders, evergreen and flowering shrubs. In addition there is a productive vegetable garden with an **Aluminium Greenhouse** (8’ x 6’) cold frames, raspberry canes, blackcurrant bushes, strawberry bed, rhubarb bed and mature apple trees.

**FIXTURES & FITTINGS** as described in this brochure are included in the sale price. Certain other items are available subject to negotiation to include a gas cooker, some curtains, a garden water feature, etc.  
**SERVICES** - Mains electricity, gas, water and telephone are connected. Gas central heating boiler and Aga Range Cooker. Private drainage to a septic tank. (*Note: The Agents have not tested the installations*).  
**TENURE** - The property is freehold with vacant possession available on completion.  
**LOCAL AUTHORITY** - Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000  
**COUNCIL TAX** - **Band F** (£2,457.01 payable 2020 / 2021 )  
*Note - If you do not live in Powys we can give you a voucher for a free round on golf, courtesy of Llandrindod Wells Golf Club when you come to view our properties.*



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



Front Garden looking West (towards town). View from the front bedrooms.



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		77
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>		63	(39-54) <b>E</b>		55
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Llandrindod Lake from Golf Club / Town Centre

