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2, Sycamores, Llandrindod Wells, LD1 5TE  
Offers In The Region Of £330,000



# 2 Sycamores Llandrindod Wells

A spacious detached bungalow with three bedrooms, detached garage and set in a quiet cul de sac surrounded by the Welsh hills of Powys in the village of Dolau. With landscaped gardens to the front and rear with views directly onto the surrounding fields this property offers buyers a wonderful opportunity to enjoy a quieter pace of life with amenities available in nearby Llandrindod Wells.

- Detached bungalow
- Three bedrooms, one ensuite
- Spacious living areas
- Landscaped gardens
- Garage and driveway
- Rural location
- Countryside views

### Material Information

Offers In The Region Of £330,000

Tenure: Freehold

Local Authority: Powys

Council Tax: E

EPC: F (38)

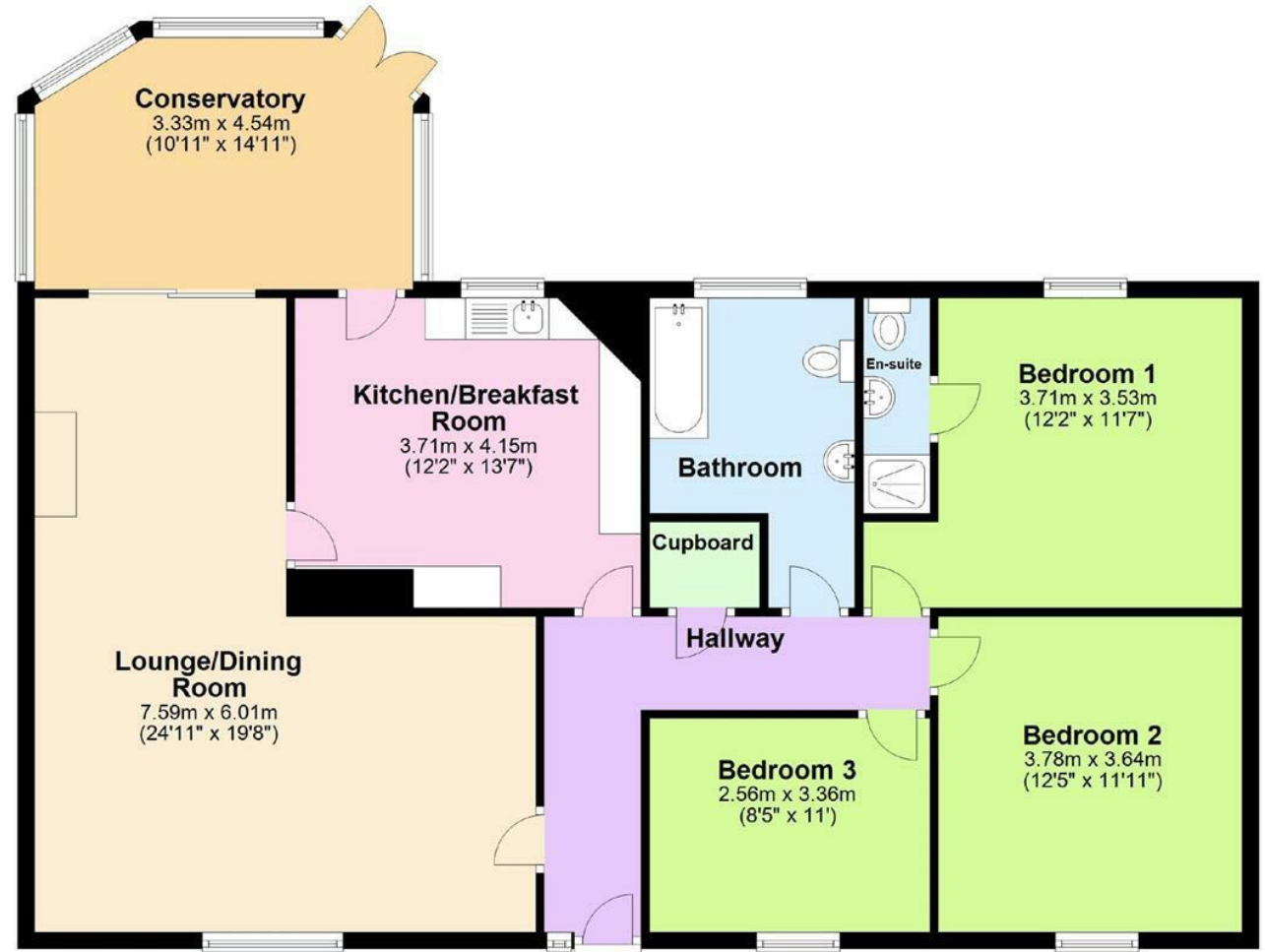
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

## Ground Floor

Approx. 121.3 sq. metres (1305.8 sq. feet)



Total area: approx. 121.3 sq. metres (1305.8 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This detached bungalow offers buyers spacious accommodation with open plan living and dining area leading through to the conservatory which overlooks the landscaped gardens and views onto the surrounding countryside. The property has three bedrooms, one with an ensuite, and a detached garage and parking for a number of cars. Occupying a private cul de sac near the village of Dolau the property is perfectly placed for those wanting a quieter pace of life whilst being able to access the nearby towns. The accommodation comprises: entrance hall, living/dining room, kitchen/breakfast room, three bedrooms, bathroom, ensuite shower room and conservatory.

## Property description

The front door leads through to the hallway with bespoke hard floors and doors leading off to the various accommodation. The living/dining room is a large spacious room with views over the front garden, fireplace, patio doors leading to the conservatory and a door leading into the kitchen/breakfast room. This is a large open room with ample space for owners to spread out. The kitchen/breakfast room is fitted with a well appointed kitchen with integrated oven and hob, dishwasher, fridge and freezer, extractor fan and tiled floor. There is a glazed door leading back to the hall and a second door leading to the conservatory which overlooks the rear gardens, with doors leading outside.

The bungalow has three double bedrooms, one is currently used as a home office, and the main bedroom has an ensuite shower room with a white suite. The main bathroom has a three piece white suite with a shower over the bath.

## Detached Garage

A detached garage with an up and over door, pedestrian door at the side and window to the rear. There is light and power and a utility area to the rear with space and plumbing for tumble dryer and freezer.

## Gardens and parking

A large gravelled driveway with parking for a number of cars, and paths leading around to the rear. The front garden has been landscaped by the current owner to have ornamental plants, two ponds with timber bridges, trees and shrubs. To the rear the enclosed garden has potted plants around the edges, a patio area off the conservatory and a summer house in the corner that could be used a home office or studio.

## Location

The property is situated near the rural village of Dolau which has a primary school and an active train station on the Heart of Wales line (Swansea to Shrewsbury). Penybont is 3.5 miles away and has a pub with restaurant. The well known Victorian spa town of Llandrindod Wells (8.5 miles) is the nearest town. It offers local amenities which include supermarkets, pharmacy, hospital, post office, hotels, a number of restaurants, primary and secondary schools, leisure centre, golf course and the town lake offering children's play areas, lakeside restaurant and picnic areas. Other nearby towns include Knighton (10 miles) and Rhayader (13 miles).

## Services

Mains water, electricity, septic tank drainage and LPG gas heating. Powys County Council Tax Band E

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Pass through the village of Dolau, over the crossroads and down the straight, passing the church on the left and the chapel on the right. You will then approach a junction on your right, signposted Dolau and Llandewir. Follow this lane, entering the 30mph speed limit and Sycamore is on your left hand side. Using What Tree Words [///economies.joyously.situation](http://economies.joyously.situation)





