



2, Camddwr Rise, Llandrindod Wells, LD1 5BF
Price £255,000

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2 Camddwr Rise Llandrindod Wells

A well presented detached three bedroom home sat in an elevated position on the edge of the popular spa town of Llandrindod Wells. With gardens to the front and rear, driveway and attached garage we certainly recommend viewing.

- Detached modern home
- Three bedrooms, two bathrooms
- Edge of town location
- Well presented throughout
- Landcaped gardens to the rear
- Garage and driveway parking
- Motivated seller

Material Information
Price £255,000
Tenure: Freehold
Local Authority: Powys
Council Tax: D
EPC: C (78)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Camddwr Rise is a well laid out family home with three bedrooms, with one having an ensuite shower, living/dining room with patio doors out onto a low maintenance landscaped garden and driveway parking and garage. Located on the fringes of the former spa town of Llandrindod Wells with a wide range of services and surrounded by the Mid-Wales countryside.

The accommodation comprises: entrance hall, cloakroom, kitchen, living/dining room. main bedroom with ensuite, two bedrooms and a family bathroom.

Property description

The front door leads into the hallway with doors leading off to the various accommodation with a handy cloakroom to your right and stairs rising to the first floor. The kitchen is to the front with tiled flooring, a range of wall and base units with integrated oven and hob and a lovely bay window looking out to the front of the property. The living/dining room has ample space for a sofa and coffee table, with a feature fireplace with inset gas fire, patio doors leading out to the garden and a dining area to the side. a second door leads back into the hall and up the stairs.

On the first floor you find three bedrooms, the main bedroom has a lovely bay window, built in wardrobe and a shower ensuite with a white suite. There are two further bedrooms, with one currently used as a second living room/snug. The bathroom is fitted with a three piece white suite, with shower over the bath, tiled flooring and walls.

Attached Garage 17'8" x 9'2"

An attached red brick garage with up and over door, light and power, pedestrian door and window to the rear.

Gardens and parking

The property has driveway parking for two cars, a lawned area to the front and steps leading up to the front door. The rear of the property can be accessed from the front via a secure gate. The rear garden has been landscaped by the current owners to offer low maintenance and enjoyable space which include an area of astro turf, decked area with pergola and gravelled areas.

Location

The spa town of Llandrindod Wells was regenerated in the Victorian era and offers a wealth of period properties throughout the town, boasts several parks, leisure lake, a wide range of shops, schools, services and train station with links on the Heart of Wales line to Swansea and Shrewsbury. The whole of Mid Wales is noted for its areas of natural beauty such as the Wye Valley, Elan Valley and Cambrian hills, renowned amongst the walking, riding and fishing fraternity. The Royal Welsh Showground near Builth Wells hosts numerous events throughout the year attracting thousands of visitors to the area, with cultural and sporting events at Llanwrtyd Wells.

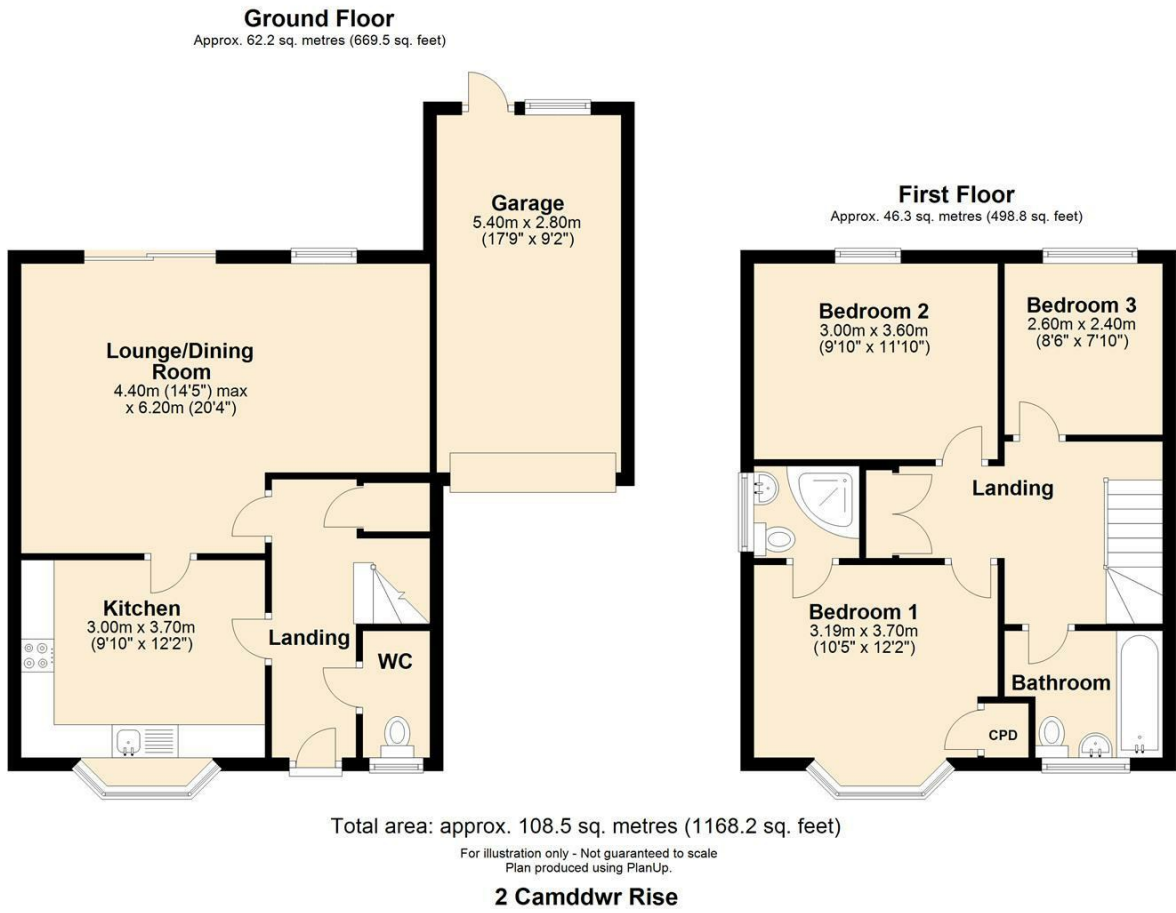
Services

All mains services are connected with mains gas heating. The property has mobile signal and Broadband. The property is being sold as a FREEHOLD.

Money Laundering Regulations

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 £20 +VAT (£22.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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



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.

Directions

On entering Llandrindod Wells on the A483, from Crossgates, at the roundabout take the first exit. At the next roundabout take the second exit and after 200 yards turn right on Cawmddwr Rise and the property is on your left. Using What Three Words [///twisty.chuckling.removable](http://twisty.chuckling.removable)

