

Derann Tremont Road, Llandrindod Wells

Offers in Region of **£209,950**

Derann Tremont Road

Llandrindod Wells

- Pleasant Semi-Detached Townhouse
- Available with No Upward Chain
- Standing a Convenient Location
- In Need of Renovation
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Rear Sun Room
- Ample Off Road Parking
- Two Detached Garages
- EPC - tbc

Derann is a pleasant semi-detached townhouse located in a convenient position within the popular Spa town of Llandrindod Wells. The property has been a much loved home over the years and whilst now in need of some modernisation, offers a great opportunity for a purchaser to put their own stamp on a spacious family home.

The property is accessed via a useful entrance porch which opens into the main hallway, with a stair to the first floor and doors leading into the ground floor accommodation. The main reception room is a real feature of the house, a large open plan lounge/dining room which offers plenty of space for lounge furniture and a good sized dining table. The lounge area has a large window to the front providing plenty of natural light, with a fireplace providing a focal point to the room. The dining area is located to the rear with sliding patio doors opening into the sun room, a pleasant addition to the accommodation which overlooks the rear courtyard and has a door leading outside.

The kitchen is accessed from the hallway and is fitted with a range of wall and base units, with a window overlooking the rear and a door leading into the sun room. Off the sun room is a useful utility room, providing additional space away from the main kitchen.





The first floor accommodation offers three bedrooms, two of which are good sized doubles and the third a single bedroom. The main bedroom is located to the front of the property and is a lovely sized room with a large window providing plenty of light. The second bedroom is located to the rear and is another generous double, whilst the third bedroom would make an ideal child's bedroom or home office. The family bathroom is fitted with a bath with shower over and wash hand basin, with a separate WC located off the landing.

Whilst the property would benefit from updating, the accommodation offers plenty of potential and would make a lovely family home in a convenient location.

Outside

The property is approached from Tremont Road with a pleasant front garden, mainly laid to lawn with established shrubs and flower borders. To the side of the house is a driveway which continues to the rear, providing ample off road parking, a real benefit for a property in such a convenient town location.

To the rear is a paved courtyard garden, a pleasant and relatively low maintenance space which offers plenty of room for outside seating and dining. There is also a useful garden shed and access to the detached garage, with the additional parking area providing plenty of space for vehicles. The property also benefits from a further garage/store, providing useful additional storage space.

A great opportunity to purchase a spacious property with plenty of potential, conveniently located within Llandrindod Wells and available with no upward chain. Viewings are highly recommended!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

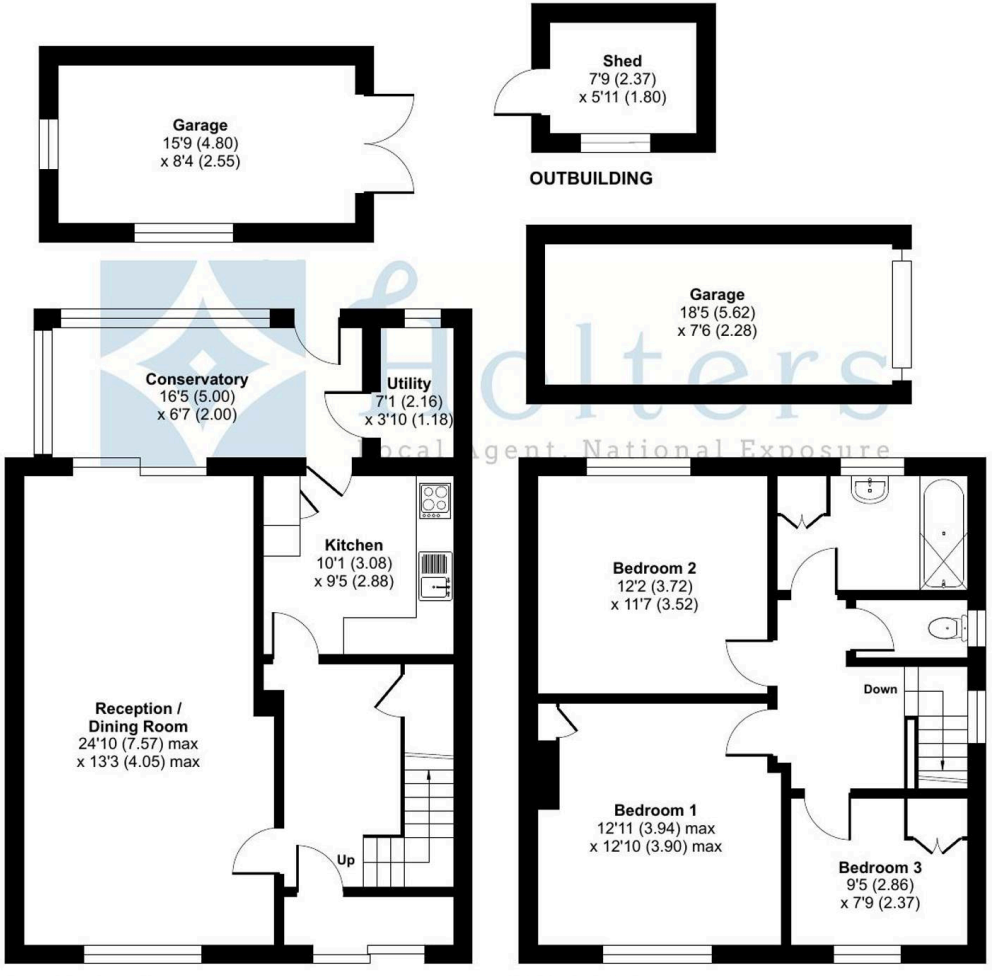
EPC Environmental Impact Rating:



Tremont Road, Llandrindod Wells, LD1

Approximate Area = 1298 sq ft / 120.6 sq m
Garages = 270 sq ft / 25.1 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 1614 sq ft / 149.9 sq m
For identification only - Not to scale





Holters
Local Agent, National Exposure

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