



**1 Bath Cottage Crossgates, Llandrindod Wells, LD1 6RB**

**Offers in the region of £215,000**



# 1 Bath Cottage Crossgates, Llandrindod Wells, LD1 6RB

A charming modern home with far more to offer than first meets the eye! Located within a popular village setting and available with no upward chain, we believe this is a fantastic opportunity for first time buyers, investors or anyone looking for a low maintenance home ready to move straight into.

- Charming Modern Semi-Detached House
- In a Village Location
- Modern Kitchen & Bathroom
- EPC - D
- Fully Renovated in 2018
- Over Three Floors
- Fully Double Glazed & Oil Fired Central Heating
- Available with No Upward Chain
- Offering Three Bedrooms
- Enclosed Rear Garden & Off Road Parking

## The Property

No1 Bath Cottage is a delightful modern home which offers deceptively spacious accommodation arranged over three floors. Well maintained throughout, the property enjoys a pleasant mix of modern fittings and character touches, particularly within the top floor bedroom where exposed beams and vaulted ceilings create a lovely sense of charm.

The property is approached through a gated front entrance with pathway leading to the front door. As you step inside you enter the kitchen/breakfast room which is fitted with a range of modern wall and base units with contrasting worktops and tiled splashbacks. There is ample space for dining, with windows to the front elevation allowing plenty of natural light. A central hallway provides a stair to the first floor and direct access to the rear garden. To the rear of the property is the living room is a comfortable and welcoming space, with again a light aspect with windows to the rear. Finished in neutral tones and offering ample room for seating, it provides a pleasant room to relax and unwind.

The first floor accommodation continues to impress with two bedrooms and the family bathroom. Bedroom two is a generous double room

enjoying a pleasant outlook, whilst bedroom three would make an ideal single bedroom, nursery or home office. The bathroom has been modernised and offers a contemporary white suite with shower over bath and attractive tiled walls. From the landing, stairs rise to the second floor where you find the principal bedroom. This superb room is full of character with exposed ceiling beams, Velux roof window and useful eaves storage. A spacious and light room, it offers a lovely space to start and finish your day.

To the rear of the property is an enclosed garden which has been designed for ease of maintenance with paved seating areas providing space to sit and enjoy the outdoors. The garden is enclosed by timber fencing making it ideal for children or pets. The property also benefits from off road parking.

Located within a village setting yet convenient for nearby towns and transport links, this is a home which offers flexibility, charm and practicality in equal measure. Available with no upward chain, we believe this is one not to be missed!

## The Location

The property is located in the Mid Wales village of Crossgates, which offers a close knit community and has

facilities to include a petrol station, cafe, shop as well as a primary school and proves a very popular village to live.

The village is located a 5 mile drive from the town of Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and



a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

**Nearest Towns**

Llandrindod Wells - 3.4 miles  
 Builth Wells - 13 miles  
 Newtown - 23 miles  
 Hereford - 38 miles

**Services**

We are informed the property is connected to mains water, electricity and drainage.

**Heating**

The property has the benefit of oil fired central heating.

**Council Tax**

Powys County Council - Band D.

**Tenure**

We are informed the property is of freehold tenure.

**Referral Fees**

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Consumer Protection**

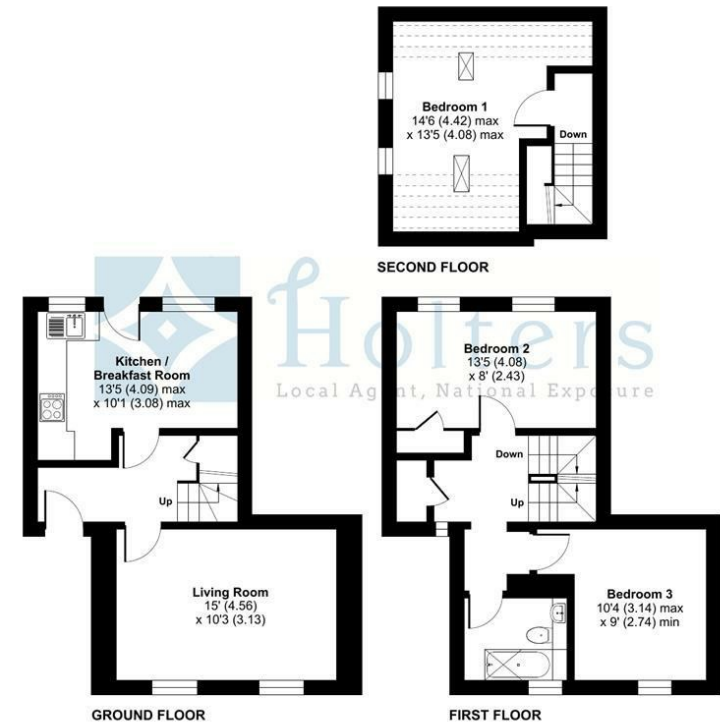
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**Bath Cottage, Llandrindod Wells, LD1**

Approximate Area = 843 sq ft / 78.3 sq m  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Total = 911 sq ft / 84.6 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1451771

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

