



Brackendale Crossgates, Llandrindod Wells, Powys, LD1 6RE

Offers in the region of £315,000



Holters
Local Agent, National Exposure

Brackendale Crossgates, Llandrindod Wells, Powys, LD1 6RE

A stunning detached bungalow occupying a quiet yet convenient position in Crossgates, with a large rear garden backing onto open fields. Offering beautifully presented three bedroom accommodation, a superb open plan kitchen/living space, ample parking and garage. The property is currently run as a successful holiday let and is available with no upward chain.

- Stunning Detached Bungalow
- Backing onto Open Fields
- Open Plan Living Accommodation
- EPC - D
- No Upward Chain
- Currently a Successful Holiday LET
- Fully UPVC Double Glazed & Heating
- In Quiet, yet Convenient Location
- Offering Three Bedrooms
- Ample Parking & Garage | Large Rear Garden

The Property
Brackendale is a superb detached bungalow enjoying a lovely position in Crossgates, tucked away in a quiet setting whilst remaining extremely convenient for the surrounding area. Backing onto open fields and with a generous garden, ample parking and a garage, it offers a wonderful combination of space, privacy and practicality. Currently operating as a successful holiday let, it would work equally well as a permanent home and, with no upward chain, is ready and waiting for its next owner.

Approaching the property, a generous driveway provides ample off road parking and gives access to the attached garage. Stepping inside, you are welcomed into a useful entrance hallway which immediately gives a glimpse of the stylish and well presented accommodation found throughout.

The real heart of the home is undoubtedly the impressive open plan kitchen/reception room. Measuring over 23ft at its widest point, this is a fantastic sociable space which combines the kitchen, dining and living areas beautifully and is ideal for both everyday living and entertaining.

The living area is light and comfortable, with a large window overlooking the front. The attractive wood flooring continues through much of the open plan space, helping the different areas flow naturally together.

The kitchen itself is modern and well fitted, offering an excellent range of wall and base units together with plenty of worktop space

and integrated appliances. A central fitted worktop provides further preparation space as well as a breakfast bar, while the bold splash of colour adds plenty of character. Alongside the kitchen is ample room for a dining table, with a door opening directly out onto the garden and seating area – perfect during the warmer months.

Leading from the kitchen is a useful utility room, providing additional workspace and room for appliances together with a large Belfast style sink. There is also direct access outside, making this a particularly practical addition to the bungalow.

The bedroom accommodation is positioned away from the main living space. Bedroom one is a generous double room with plenty of space for bedroom furniture and a pleasant outlook towards the open fields beyond the garden. Bedroom two is another comfortable double bedroom, whilst bedroom three is a useful single room which would also make an ideal home office or study if required.

Completing the accommodation is the impressive bathroom, fitted with a modern suite incorporating a freestanding bath, separate corner shower, wash hand basin and WC. Finished in a contemporary style, it is a great size and adds to the overall quality of the accommodation.

With its stylish open plan layout, three bedrooms and wonderful position, Brackendale is a bungalow with plenty to offer. Whether you are searching for a permanent home, somewhere to enjoy single storey living or an established holiday let, this is a property well worth viewing.

Outside
Outside is another real feature of the property. To the front is a substantial driveway providing ample off road parking and access to the attached garage, which offers excellent storage and further practical space.

The rear garden is a particularly lovely size, predominantly laid to lawn and bordered by mature trees, hedging and established planting which give the garden an attractive and private feel. Immediately outside the bungalow is a decked seating area, providing a superb spot for outdoor dining, entertaining or simply sitting back and enjoying the peaceful surroundings.

Most notably, the garden backs directly onto open fields, creating a wonderful rural outlook and adding enormously to the feeling of space. With plenty of lawn for children, pets or keen gardeners, together with established boundaries and a choice of places to sit and relax, it is an outside space that complements the bungalow perfectly.

The Location
The property is located on the outskirts of 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. 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 - 4 miles
- Rhayader - 9 miles
- Newtown - 22 miles

Services

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

Heating

The property has the benefit of LPG gas fired central heating.

Council Tax

Powys County Council - Band D.

NOTE

The neighbouring three properties have the benefit of a vehicular right of way over the lane which Brackendale has ownership of.

Tenure

We are informed the property is of freehold tenure.

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.

Referral Fees

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

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

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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