Gwalia Properties



Laburnam House, Middleton Street, Llandrindod Wells

£130,000



Bedrooms: 6 | **Bathrooms:** 1 | **Receptions:** 1

Introduction
Laburnham House is a substantial Victorian property situated in the heart of the historic Spa town of Llandrindod Wells, forming part of an attractive terrace of period buildings.

Renowned for its elegant Victorian architecture, beautiful surrounding countryside and traditional Spa town character, Llandrindod Wells provides a wonderful setting for this generously proportioned home.

Arranged over three upper floors, the property offers versatile accommodation, including six bedrooms, a spacious kitchen/breakfast room and access to a rear garden area.

Accommodation
Ground Floor – Entrance Hall

The property is accessed directly from the pavement via a private entrance door positioned to the right of the adjoining shop frontage. An entrance hallway provides stairs rising to the first-floor accommodation.

First Floor

The first floor comprises a spacious kitchen/breakfast room, offering ample space for cooking and dining. A door at the far end provides access to the rear garden area via a flight of external wooden steps.

Also situated on this floor are the main family bathroom and a separate W.C.

Second Floor

The second floor offers three bedrooms, comprising two generously proportioned double bedrooms and a further single bedroom.

A landing provides access to the rooms and a staircase leading to the floor above.

Third Floor

The uppermost floor offers a further three bedrooms, including two spacious double bedrooms and one single bedroom.

A generous landing provides access to the bedrooms.











Ground Floor **First Floor** **Second Floor** **Third Floor**

Total floor area 140.6 sq.m. (1,514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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