



Water's Edge, Rock Park Close, Llandrindod Wells, Powys, LD1 6AR

Delightfully positioned on the outskirts of the popular Victorian Spa town of Llandrindod Wells, with superb long ranging view of the mid Wales countryside, is this detached FOUR BEDROOM house integral garage and parking and having fabulous private lawns and gardens to the rear. Viewing is highly recommended!

* Entrance Hall * 'L' Shaped Lounge/Dining Room * Kitchen * Office/Bedroom 4 * Dining Room/Bedroom 3 * Bathroom * Utility Room * Garage * Gardens * Garden Shed * Gas Central Heating * Majority UPVC Double Glazing * EPC Rating 'E' *

£350,000 Price Freehold

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ACCOMMODATION comprises:

Fully glazed door and side panel open in to the Entrance Hall.

Entrance Hall

Fitted carpet, radiator, doors to:

Kitchen

Fully fitted kitchen with matching base, wall and glass display cabinets having worktops and tiled splashbacks over.

Eye level double oven with grill, inlaid gas hob with integrated extractor fan over. Undercounter and over sink lighting.

Coved ceiling, vinyl floor, radiator, Large window to front overlooking the flowerbeds.

Half-glazed door to:

Utility Room

Space and plumbing for washing machine/tumble drier and other white goods.

Vinyl floor, radiator, internal door to garage. External door at the rear gives access to the terrace and super south facing gardens.

'L' shaped Living/Dining Room

A fabulous room with light streaming in from two large patio doors to the rear that open on to a sun filled terrace which provides wonderful views of the mid-Wales countryside. Coved ceiling, fitted carpet, radiators.

Lounge area:

Dual aspect provided by windows to front and to rear. Inset coal-effect mains gas fire.

Dining Area

Exposed joists and ceiling boards. High window to side. Door to:

Office/Bedroom 4

Exposed ceiling joists and boards. Fitted carpet, radiator, shelving.

Window to front.

Bedroom 3

Coved ceiling, fitted carpet, radiator.

Window to rear, overlooking the garden.

Bathroom

Panelled bath with twin handgrips and shower over. Pedestal wash hand basin, wc suite, part tiled walls.

Fitted carpet, radiator, obscure window to rear.

FIRST FLOOR

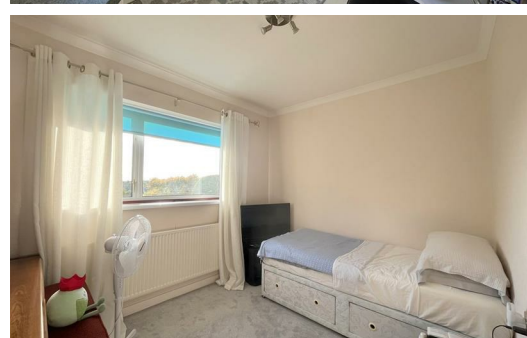
From the Entrance Hall, an open tread staircase rises to the First Floor. Doors to:

Bedroom 1

Coved ceiling, fitted carpet, radiator. Extensive fitted wardrobes, window to front. Part-sloping ceilings.

Bedroom 2

Coved ceiling, fitted carpet, radiator. Built-in wardrobes, shelving, window to front. Part-sloping ceilings.



Outside

The property is approached via a block paved drive which provides a useful parking area for two vehicles in front of the single Garage. A slabbed pathway leads to the front door and also extends around the property to the rear. The front garden area has a well stocked border with shrubs and specimen trees.

The rear garden offers something for everyone - the delightful terrace that stretches along the rear of the house provides a spectacular and convenient place from which to enjoy the beautiful countryside for which Mid Wales is so well renowned.

There are two level lawns at the top, perfect for entertaining and enjoying the garden.

For the more adventurous, or those with greater gardening or horticultural /self sufficiency ambitions the lower gardens offer more space for growing. They would also be ideal for conversion in to a low

maintenance orchard area or to be rewilded so that the fabulous local flora and fauna can be encouraged.

Local Area - Llandrindod Wells

Llandrindod Wells, the county town and administrative centre of Powys and has an excellent range of facilities such as supermarkets, butcher, health food shop, chemist, hospital, doctor's surgery, primary and secondary school.

Leisure facilities include a well equipped leisure centre with swimming pool and there are tennis courts, bowling greens (indoor and outdoor), lake and golf club.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 14 miles distant.

The west Wales coast and university town of Aberystwyth is 44 miles distant.

There is a railway station, on the Heart

of Wales line with excellent road links with close access to the A483, A44 and A470.

Services

Mains electricity, gas, water and drainage.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Council Tax

We are advised that the property is in Council Tax Band D.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned

have not been tested by us and we cannot verify that they are in working order.

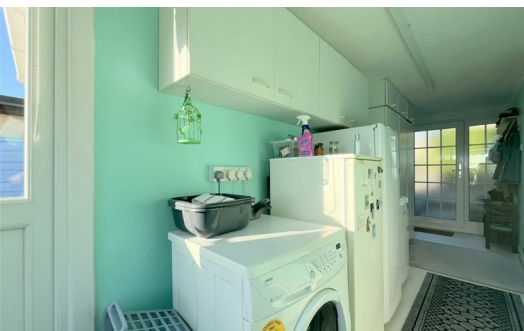
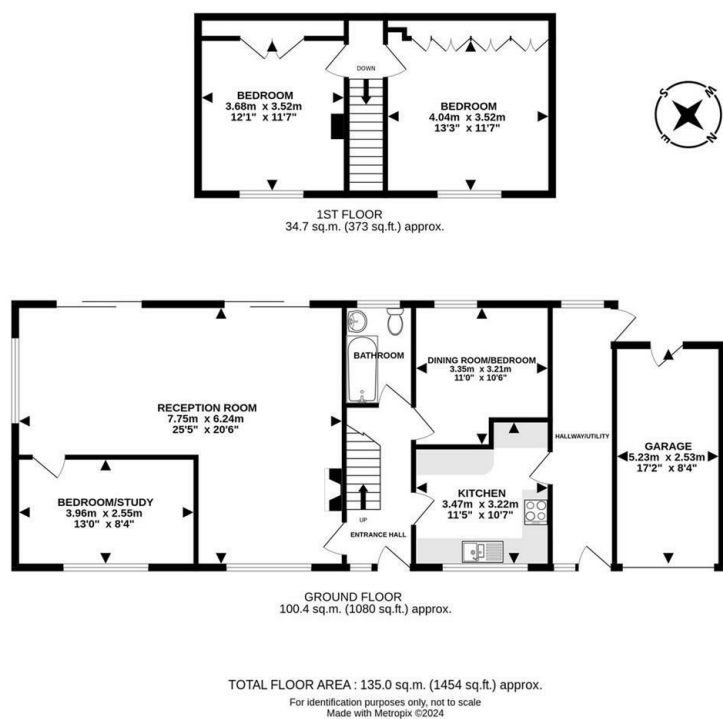
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