



## 3 Ithon Terrace, Penybont, Llandrindod Wells, Powys, LD1 5UA

Delightful THREE BEDROOM period mid terrace property with spacious accommodation, excellent sized enclosed rear lawn and parking for two vehicles, complete with garden shed and having lovely views over the river at the rear. Viewing is highly recommended!

AVAILABLE February 2026. UNFURNISHED

- \* Lounge
- \* Kitchen / Dining Room
- \* Utility
- \* Ground Floor WC
- \* Three Bedrooms
- \* Bathroom
- \* EPC Rating 'D'
- \* Off road parking
- \* Enclosed Rear Garden

## £650 Per month Per month

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## ACCOMMODATION comprises

### Lounge

Bricked fireplace with stone hearth and mantel shelf over currently fitted with electric coal-effect fire.

Wall and ceiling lights. Shelving, fitted carpet, radiator,

Window with fitted vertical blinds to front.

### Kitchen/Dining Room

Good range of matching base and wall units and including electric double oven with ceramic hob over and slot-in dishwasher. Vinyl floor.

Dining area with fitted carpet and good space for family dining table.

Door to Utility Room.

### Utility Room

Base units with single drainer sink unit and mixer tap.

Space and plumbing for washing machine and fridge freezer.

Vinyl floor. Radiator.

Windows and half-glazed door to rear.

### Ground Floor WC

WC suite. Coat Hooks. Vinyl floor.

Worcester oil boiler. Obscure window to rear.

### FIRST FLOOR

From the Kitchen/Dining Room a staircase with fitted carpet and hand rail rises to the First Floor.

### Landing

Radiator. Fitted carpet.

Airing Cupboard with radiator and batten shelving over.

Access-hatch to roof space.

### Bedroom 1

Fitted carpet. Radiator with fitted vertical blinds to front.

### Bedroom 2

Fitted carpet. Radiator. Window with fitted vertical blinds to front.

### Bedroom 3 / Office

Fitted carpet. Radiator. Window to rear with fitted vertical blinds and pleasant views to the rear.

### Bathroom

WC suite, pedestal wash hand basin with tiled splashback, glass shelf and mirror over,

Panelled bath with electric shower heater, tiled surround and curtain rail.

Floorboard-effect vinyl floor.

Obscure window to rear.

### Outside

The property is located in a terrace and has a small enclosed yard to the front.

The rear of the property has space for parking two vehicles and there is an excellent sized rear garden at the rear with lovely views over the river.

A wood garden shed is also included.

### AVAILABLE

The property will be available in February 2026.

### FURNISHING

The property will be available part / unfurnished.

### Local Authority

Powys County Council. Tel No: 01597 826000  
[www.powys.gov.uk](http://www.powys.gov.uk)

### Council Tax

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

### Local Area

The property is located in the friendly village of Penybont which has a public house, village hall and tea rooms.

Primary schools are located a short distance away at Crossgates and Dolau.

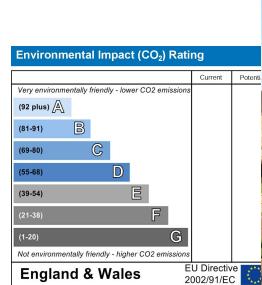
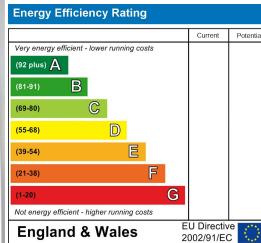
Llandrindod Wells, the county town of Powys, is located some 4 miles away and has an excellent range of facilities such as supermarkets, butcher, health food shop, chemist, hospital, doctor's surgery and secondary school.

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

The noted Elan Valley ([www.elanvalley.org.uk](http://www.elanvalley.org.uk)) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 11 miles to the west.

The west Wales coast and university town of





#### 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. Any floor plan provided is for representation purposes only, as defined by the RICS Code of measuring Practice 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.