



Holters

Local Agent, National Exposure

Maesgwyn Crossgates, Llandrindod Wells, LD1 5SN

Offers in the region of £199,950



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This immaculately presented 2 bedroom bungalow is located in a quiet village location, backing onto open fields. You can move in and relax as all the hard work has been done for you!

Key Features

- Lovely Detached Bungalow
- Offering 2 Bedrooms
- Office/ Walk In Wardrobe Space
- Modern Kitchen & Bathroom
- Large Reception Room
- UPVC Double Glazed
- Enclosed Rear Garden
- Paved Seating Area
- Useful Utility Room
- Garage & Parking Space
- Backing onto Open Fields
- EPC - D

The Property

Maesgwyn is a lovely detached, two bedroom bungalow that is located in a quiet location on the edge of the village of Crossgates. Backing onto open fields the property enjoys a pleasant outlook but is in a convenient location for commuting. The property is accessed via a gravelled track off the council highway which leads to the garage and parking space. There is an area to the side of the track which is wide enough to park motorbikes if required. From the drive steps and a gate lead to a paved seating area and a path flanks the bungalow and leads to the rear garden. Mainly lawn, with mature plants and shrubs the garden is a lovely enclosed private area to enjoy.

There is a front door that opens to the main hall but as most cases you enter from the side/rear door which opens into the utility room. From the utility

you step into the kitchen, fitted with modern cream fronted units with a tiled floor, the room gives a light feel. A double range style cooker sits within a chimney breast acting as a welcoming feature as you enter the room. The kitchen is open plan to the main reception room, again a light room which runs the full depth of the property. With windows to three elevations you can enjoy a pleasant outlook over the garden. The room also offers a wood burning stove and wood flooring.

The main hall gives access to the bedrooms and the family bathroom. The main bedroom is a double and overlooks the garden and the second is a generous single. There is also a dressing room but could be a great nursery or home office. The family bathroom is a stunning room, fitted with an impressive modern suite, large walk in shower and roll top bath, it is well presented for sale.

Note - The original bungalow was build of non traditional construction.

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.

Services

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

Heating

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

Council Tax

Powys County Council - Band

Tenure

We are informed the property is of freehold tenure.

Nearest Towns

Llandrindod Wells - 3.4 miles

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

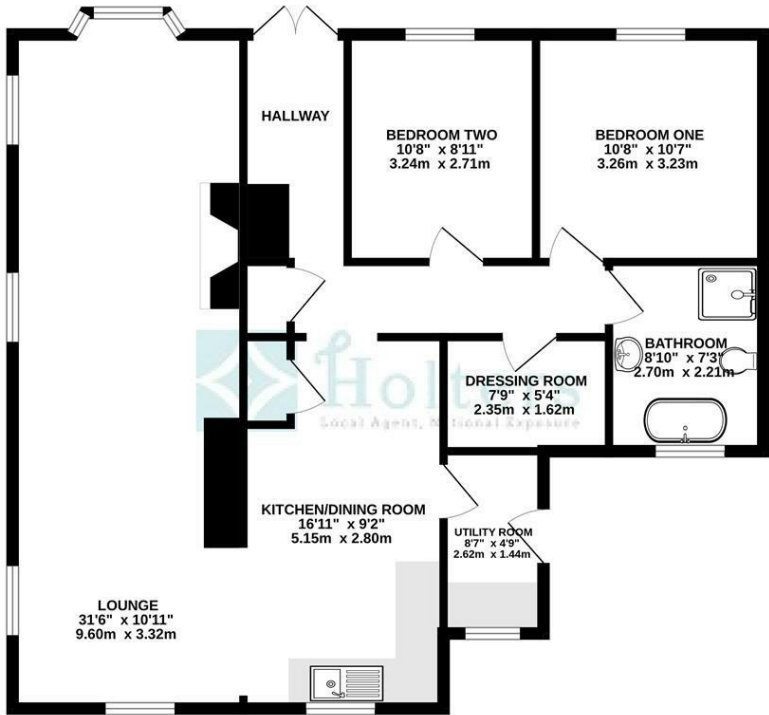
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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.

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 vendor 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.

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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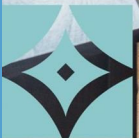
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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