



**Crossgates
Llandrindod Wells
Powys
LD1 6RF**

Offers In Excess Of £425,000

bettermove

Llandrindod Wells

Bettermove are proud to present this 5 bedroom detached house, with a three bedroomed main house and two bedroomed Annex in Crossgates.

The property has single glazing, gas central heating throughout and has plenty of off street parking available.

The council tax band is B.

The Main House: Often used as a holiday let, this portion of the house comprises a spacious living room, dining room, fitted kitchen and shower room on the ground floor. The first floor consists of a large double bedroom with an en-suite shower, the second double bedroom, a generous single bedroom and a Jack & Jill bathroom, which is accessible via the second bedroom and the landing.

The Annex: This building is where the current owners reside, this section of the property comprises a fitted kitchen with island, utility, shower room, dining room, living room, conservatory and the first bedroom on the ground floor. The first floor consists of the second bedroom and the second shower room.

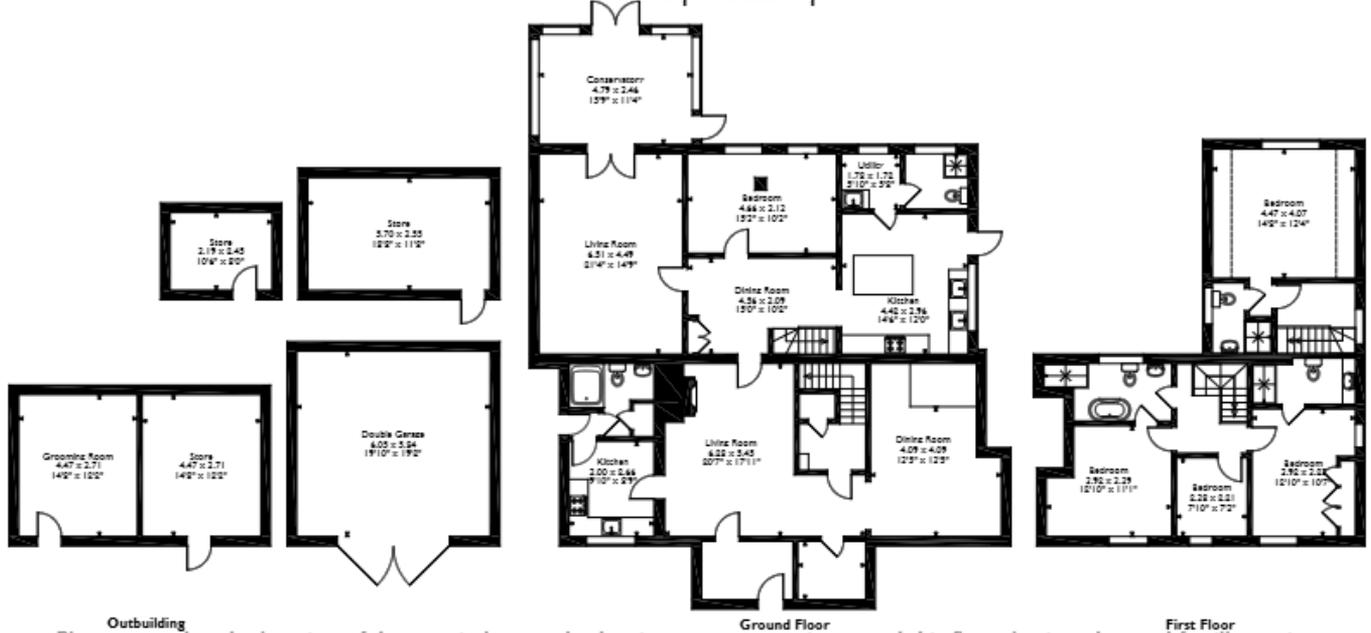
The Outbuildings and Exterior: The property boasts multiple store rooms, stables, a double garage and a studio, currently being used as a dog grooming business, as well as a large, private rear garden.

Located in the popular town of Crossgates, Llandrindod Wells, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Pen-y-Bont Railway station, as well as local bus routes and quick access to the A44.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Park House, Crossgates, Llandrindod Wells
 Approximate Gross Internal Area
 Main House = 269 Sq M/2896 Sq Ft
 Garage = 35 Sq M/377 Sq Ft
 Outbuilding = 51 Sq M/549 Sq Ft
 Total = 355 Sq M/3822 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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