



Holters

Local Agent, National Exposure

Flat 2 Mangalore Spa Road East, Llandrindod Wells, LD1 5ES

Offers in the region of £125,000



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This beautiful two bedroom apartment forms part of a Grade II listed building and boasts many original features! There's not many like this for sale!

Key Features

- Charming Two Bedroom Apartment
- Well Presented and Maintained
- Packed with Original Character Features
- In a Quiet yet Convenient Town Location
- One of 6 Flats in Grade II Listed Building
- Two Double Bedrooms
- Pleasant Lounge
- Lovely Outlook Over the Town
- EPC - D

The Property

Flat 2 Mangalore is a stunning two bedroom apartment that is packed full of original features, which forms (with 5 other apartments) this fabulous Grade II listed building. All six apartments are owner occupied. The building itself is located in a convenient town location where you can walk to the town centre or the nearby town lake.

As you approach the building the entrance to apartments 1 & 2 are accessed via the main steps which climb to the welcoming front door with canopy porch. This in turn leads to a shared entrance hall which is ideal for storing bikes. From here access leads to the apartment and wooden stairs climb to the accommodation. On the landing you immediately have access on your right to the second bedroom which is a double and has a lovely view across the town, with under eaves storage nearby by. An inner hallway with exposed wooden flooring gives access to all the remaining rooms. On your right and via bi-folding doors is a pleasant lounge which with

the sloping ceilings really shows off the character of the apartment. On the left of the hallway is the kitchen, fitted with wall and base units which are in keeping with the original character, it is a compact yet well equipped space. The bathroom is fitted with a modern white suite, which offers a bath and shower over, again well maintained and presented for sale and with a part exposed brick wall. The final room is the main bedroom, a good sized double with a pleasant outlook to the rear and with fitted under eaves storage making the most of the space. There are extensive exposed ceiling timbers here which form part of the vaulted ceiling making it an impressive room.

Externally the property has the benefit of a shared garden area to the side of the building, which currently provides a gravelled seating area.

The Location

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. 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 and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhyader 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.



Nearest Towns

Builth Wells - 8 miles
Rhayader - 11 miles
Newtown - 26 miles
Hereford - 42 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band B.

Tenure

We are informed the property is of leasehold tenure with a remaining lease of 980 years remaining.

Service Charge

A monthly service charge of £70 is payable for the maintenance of the exterior of the building.

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.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

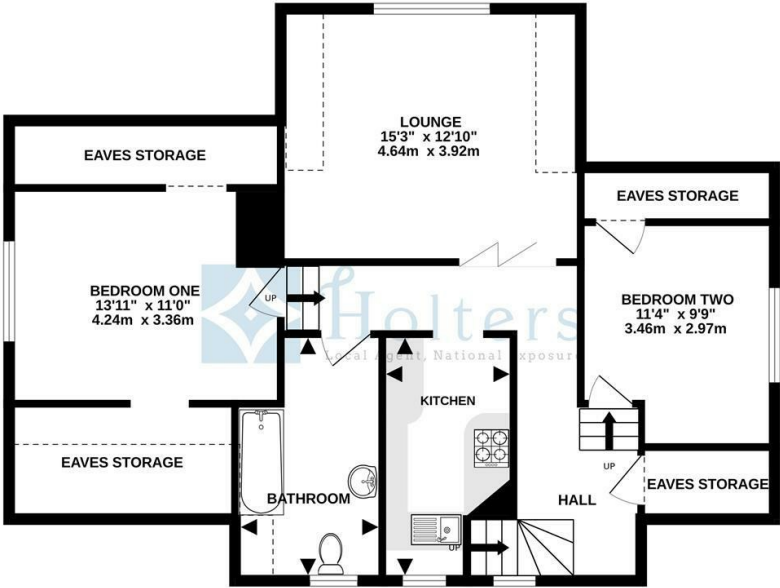
Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of

way, whether mentioned in these sales particulars or not.

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 vendors 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
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq ft. (84.0 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 quality 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		
(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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