



2 Robin Close Newbridge-On-Wye, Llandrindod Wells, LD1 6HY

Offers in the region of £260,000



Holters
Local Agent, National Exposure

2 Robin Close Newbridge-On-Wye, Llandrindod Wells, LD1 6HY

A fantastic opportunity to acquire a well presented and recently modernised detached bungalow, positioned in a quiet village location with generous parking, easy to maintain outside space and a superb open plan kitchen/dining room. Early viewing is highly recommended.

- Well Presented & Recently Modernised Throughout
- Impressive Kitchen/Dining Room
- Off Road Parking & Detached Store Shed
- Detached Three Bedroom Bungalow
- Modern Shower Room Suite
- Paved Patio Seating Area
- In a Quiet Village Location
- Fully Double Glazed & New Boiler
- EPC - E

The Property

Situated within the popular village of Newbridge-on-Wye, 2 Robin Close is a lovely detached bungalow offering comfortable single storey accommodation that has been completely refurbished throughout by the current owners. The property enjoys a peaceful setting whilst remaining conveniently placed for village amenities and access to the wider area. With newly fitted electrics, plumbing and heating system it is ready to move straight in and relax!

As you approach the property there is ample gravelled parking to the front together with access to the detached store shed/outbuilding, ideal for storage, hobbies or workshop use. A front door opens into the central hallway which in turn gives access to the principal accommodation.

The living room is a particularly pleasant reception space, generous in size with a large front facing window allowing plenty of natural light. A wood burning stove set within an attractive fireplace creates

a cosy focal point to the room, making it a superb place to relax. Built in storage cupboards add practicality and the room opens through glazed doors into the kitchen/dining room.

The kitchen/dining room is an excellent space within the house and very much the heart of the home. Recently modernised, it offers a range of fitted wall and base units, integrated appliances, excellent worktop space and a useful breakfast island. There is ample room for dining or informal seating, making it perfect for both everyday family life and entertaining. A rear door gives direct access outside.

Immediately after stepping out of the kitchen and on your right is a useful utility room, providing further storage and workspace together with access to the rear.

The three bedrooms are all accessed from the main hallway. Bedroom one is a comfortable double room with fitted wardrobes and overlooking the front. Bedroom two is another double bedroom, whilst

bedroom three is a generous single room that would also work well as a home office if required.

Completing the accommodation is the modern shower room, fitted with a contemporary white suite including walk in shower, wash hand basin and WC, all finished to a good standard.

Outside

To the front, the property is accessed with a double vehicular wooden gate, there is ample off road parking together with access to the detached outbuilding/store shed. To the side is an attractive paved patio seating area, ideal for outdoor dining and enjoying the warmer months.

A lovely modernised bungalow in a peaceful village setting, ready to move straight into.

The Location

The property is located within the village of Newbridge-on-Wye. The village offers two public houses, together with the Church, Primary School and with a good road network it is proving to be a very popular place to live. The nearby



market town of Builth Wells (Llanfair ym Mault) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irton – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

- Builth Wells - 5 miles
- Llandrindod Wells - 5 miles
- Rhayader - 8.5 miles
- Brecon - 22 miles

Services

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

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric

identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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

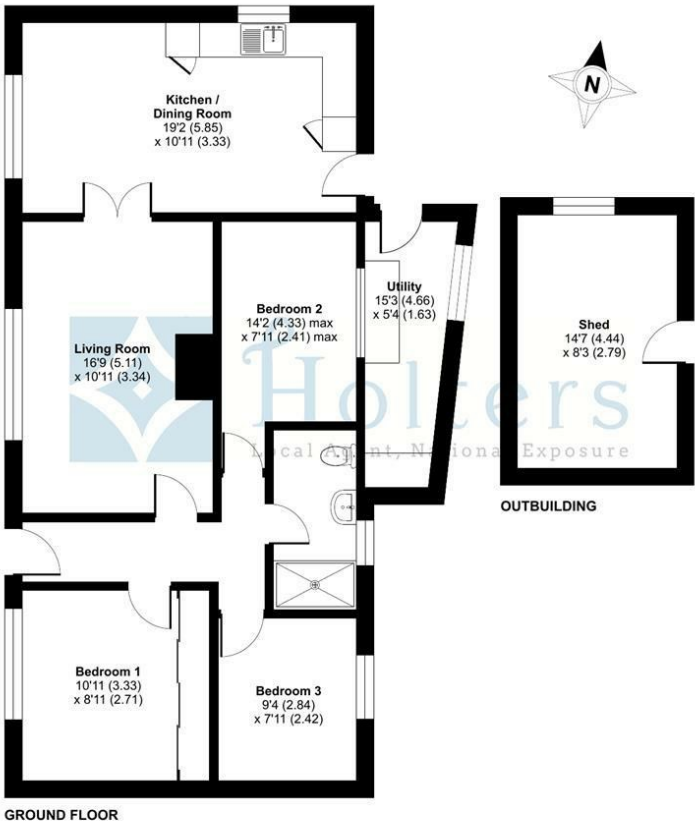
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Approximate Area = 912 sq ft / 84.7 sq m
Outbuilding = 133 sq ft / 12.4 sq m
Total = 1045 sq ft / 97.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1449963

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

