



**1 Brookland Road, Llandrindod Wells, LD1 6DB**

**Offers in the region of £175,000**



**Holters**  
Local Agent, National Exposure

## 1 Brookland Road, Llandrindod Wells, LD1 6DB

What an absolute little gem! Viewings are highly recommended for this charming character cottage, located in a convenient town location, yet with parking and a superb rear garden.

- Charming Character Cottage
- Well Maintained and Presented
- In a Convenient Town Location to a High Standard
- With an Enclosed Large Rear Garden
- Offering Two Bedrooms
- Modern Kitchen & Shower Room
- Mains Gas Central Heating
- Off Road Parking
- EPC - D

### The Property

1 Brookland Road is a charming semi-detached two bedroom cottage that is located within the popular Spa town of Llandrindod Wells. Purchased in 2024 and fully refurbished sympathetically by the previous owners, maintaining the character features the cottage has to offer.

From the road side a gravelled parking area leads to the front door, with a side pathway leading to a side entrance door and rear garden. As you enter the cottage from the side door you step into the kitchen, fitted with tasteful wall and base units, with exposed ceiling timbers and a fitted cupboard housing the modern gas fired boiler. From the kitchen you step in to the lounge, with an exposed fireplace providing a focal point, an entrance door to the front and a stair to the first floor.

Off the landing the first room on your right is the second bedroom, a pleasant double with a window to the front. The landing continues to the rear, with a shower room fitted with a modern white suite which is

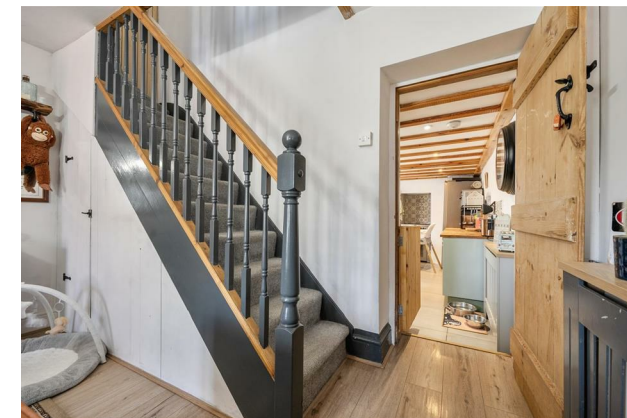
extremely well presented for sale. The main bedroom, a double offers a walk in wardrobe area.

Externally the property has a rear garden, accessed via a paved pathway from the side. After a short walk the enclosed large garden offers a great area for a family or a keen gardener, with paved and gravelled seating areas to enjoy this lovely private space. NOTE - The neighbouring property has the benefit of a pedestrian right of way.

### 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. 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.

#### Nearest Towns

Builth Wells - 8 miles  
 Rhayader - 12 miles  
 Newtown - 28 miles  
 Hereford - 41 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 C.

#### 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

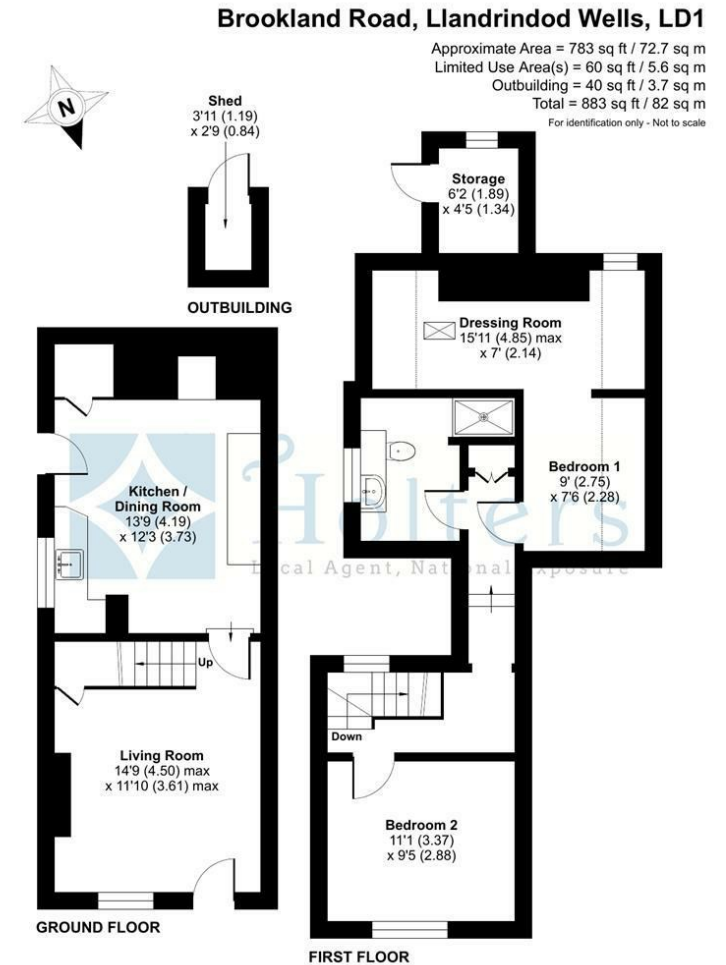
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Wayleaves, Easements and Rights of Way

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

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

