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Fronheulog, Ithon Road, Llandrindod Wells, Powys, LD1 6AS Asking Price £180,000

A detached three bedroom bungalow (currently used as offices). Complimented by garden and off road parking. Conveniently situated just off the town centre.



| Llandrindod Wells Office | Tel: 01597 823300 |

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The Spa town of Llandrindod Wells is the administrative centre for Powys and offers all amenities expected including shops, businesses, hotels, restaurants, leisure and educational opportunities, hospital/healthcare facilities as well as road and rail links. Mid Wales is noted for its area of natural beauty, wild flora and fauna, renowned amongst the walking, fishing and riding fraternity.

The property comprises the following accommodation (measurements are provided for identification only):

Fronheulog Former Bungalow - Fronheulog Former bungalow has been converted by the current owners into office accommodation for the management of the nursing home. This part of the property was formerly living accommodation for the manager and could quite easily be re-instated as such - subject to gaining any necessary permissions if applicable.

Porch - With part glazed UPVC front door, window to front, radiator and wall mounted gas fired boiler.

Reception Hallway - With radiator and access to loft.

Meeting Room - 14'1" x 12'9" (4.3m x 3.89m)

With fully glazed sliding patio door to garden, fitted window blind, radiator, television and telephone points.

Office 1 - 12'9" x 9'11" (3.89m x 3.02m)

With window to rear, fitted blinds, radiator and telephone point.

Office 2 - 15'2" x 11'1" (4.62m x 3.38m)

With window to front, radiator and telephone point.

Office 3 - 11'1" x 7'2" (3.38m x 2.18m)

With window to front, fitted blinds, radiator and telephone point.

Office 4 - 10'7" x 9'9" (3.23m x 2.97m)

With window to rear, fitted blinds, radiator and telephone point.

Kitchen - 10'4" x 5'7" (3.15m x 1.7m)

With floor and wall units, stainless steel sink, worktop area, tiled splashbacks, radiator and non-slip flooring.

Office 5 - 10'8" x 9'5" (3.25m x 2.87m)

With part glazed UPVC outside, windows to two elevations, fitted blinds, radiator and telephone point.





Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186

Outside - The property is accessed via a tarmacadam "in and out" driveway which passes around the rear of the property to the parking area. To the side of the building there is a lawned area with herbaceous and flowerbeds.

SERVICES: We are informed that the property is connected to mains electricity, gas, water and drainage.

HEATING: Gas central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX:

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: From our office proceed down Station Crescent turning left into Middleton Street. At the end turn right, go down Park Crescent until the roundabout, take the 3rd exit into Ithon Road. Take second entrance on your right after the Albert Hall where the property can be found.

VIEWING: By appointment through selling agents – McCartneys LLP: 01597 823300

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm

Details Last Updated: Friday, 11 October 2019

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP

REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road,

