



**Laurel Gardens
Llandrindod Wells
Powys
LD1 6BX**

Offers in Excess of £249,950

bettermove

Laurel Gardens Llandrindod Wells

Bettermove are pleased to present this charming two bedroom detached house in Llandrindod Wells, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a large garage/workshop and driveway providing off road parking for several vehicles. The council tax band is D.

The interior of this beautifully-presented property consists of an open plan kitchen/dining room, utility room and WC on the ground floor. The first floor comprises a spacious dual aspect living room, two bedrooms with en suite shower rooms to both. The exterior boasts ample wraparound gardens with raised decking area to the rear, perfect for enjoying the summer months.

Located in the sought after town of Llandrindod Wells, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A483, A44 and Llandrindod rail station.

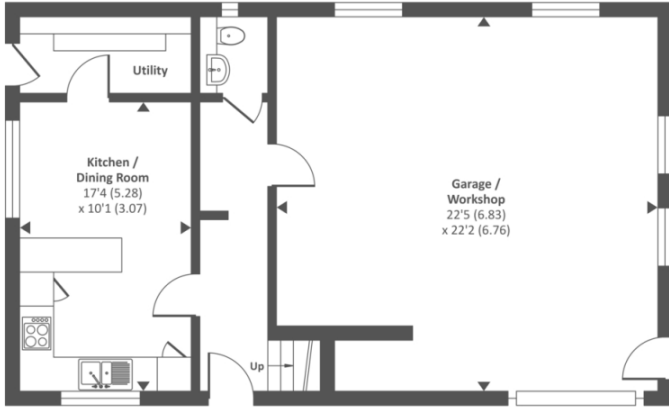
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

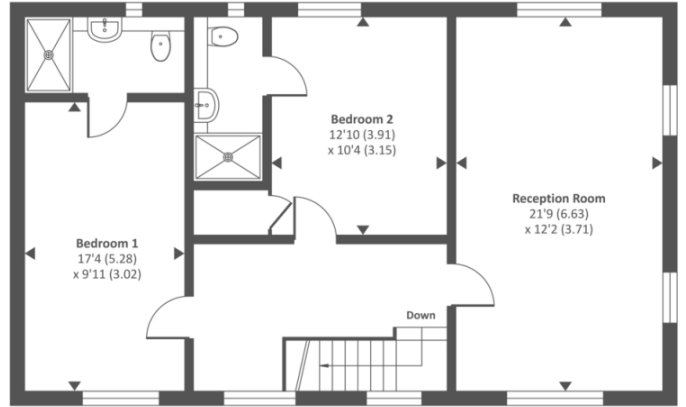
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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