



Main Reception



Ground Floor - Rear Office



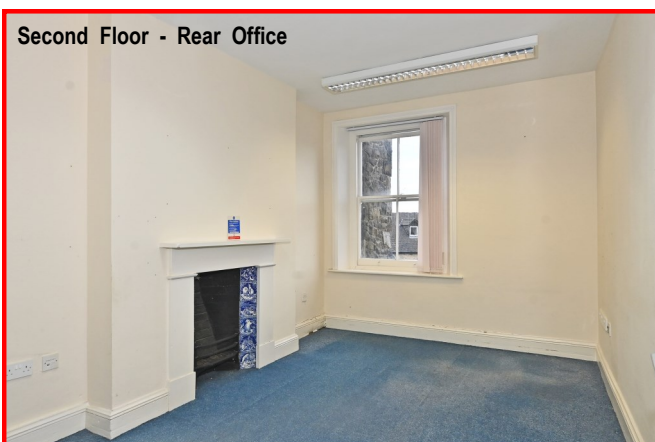
First Floor - Front Office



First Floor - Rear Office



Second Floor - Front Office



Second Floor - Rear Office



Top Floor - View to rear



Top Floor - View to front

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Independent family business - Established 1991
Winner of 5 Gold Awards and 1 Silver in 2022/3/4 for
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of nearly 15,000 agents across UK (so in top 2%).



Ref: L.2038

By directions of Mr Margrave-Jones

County Town of Llandrindod Wells

Builth Wells 7½ miles

Rhayader 11 miles

An attractive, Victorian terraced former town house, presently converted into offices, but retaining beautiful character features, with mains gas central heating and mainly PVC double-glazed windows, set in a convenient South-facing location, overlooking parkland and within a short walk of all amenities.



Marlow

South Crescent, Llandrindod Wells, Powys LD1 5DH

COMPRISING: - A deceptively spacious and well proportioned, 5-storey, terraced former town house, built around 1890 from stone and brick walls, under a slate roof. Extending to around 2,708 ft² (or 257 m²) it has been tastefully converted into offices with mains gas central heating, mainly PVC double-glazed windows, original features and it briefly provides: Ground Floor: Entrance Hall, Reception and Office; Lower Ground Floor: - Hall, two Meeting Rooms, Disabled Toilet, Stores and Kitchenette; First Floor: Landing, two large Offices, one small office, two toilets and Kitchenette; Second Floor: Landing, two large Offices and one small Office; Third Floor: - Landing and Conference Room. In addition there is an enclosed forecourt and rear yard (with access onto Middleton Street). **EPC - D (96) NND R V** - £10,250

PRICE: - Offers over £155,000 - **NO FORWARD CHAIN**

VIEWING: - Strictly by appointment with the Agents, Morgan & Co. Tel: (01597) 825682

Our professional bodies recommend that prospective buyers should watch a video tour before travelling for personal viewings.

DIRECTIONS: - From our office cross the road and walk along South Crescent. Marlow is on the right after 150 yards. **Sale Board erected**

SITUATION: - Marlow is set in a delightful, town centre location overlooking a beautiful area of parkland that is known as The Green. It has a Southerly aspect and fine views from the upper floors. There is restricted parking outside (1 hour) but there are public car parks nearby and all amenities are within a short, level walk. Llandrindod Wells is a pretty Victorian Spa Town and since 1974 the County Town and administrative centre of Powys (2011 population 5,109), and it has a Tesco Superstore, Aldi Supermarket, successful schools, Hospital and Railway Station (Shrewsbury to Swansea line). Local leisure facilities include a Sports Centre, indoor and outdoor bowls (International quality), renowned 18-hole Golf Course (with driving range), thriving U3A (over 250 members), Theatre, Library, Game and Coarse fishing, and beautiful parks. Historic Rightmove surveys have declared LD1 (Llandrindod Wells postal area) to be "the friendliest place to move to in the UK" and "Happiest Town in Wales" on numerous occasions. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 7½, 11, 20, 24 and 27 miles distant, with Hereford, Abergavenny, Merthyr Tydfil and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are all about a 1¾-hour drive. (Note - All times dependent on traffic conditions and any new WAG speed restrictions)

NAEA & ARLA Propertymark Protected ESTATE & LETTING AGENTS - Est. 1991



Views of Llandrindod Wells town centre, Lake, Park and surrounding area - two taken from the historic Golf Club



THE PROPERTY - Marlow is an attractive five-storey Victorian terraced town house built from mainly stone walls under a slate roof, with a small flat roofed section at the rear. It was built at the same time as the properties on either side, Temple Chambers and Tregonwell and as a result there is a “Flying Freehold” at the rear. Marlow was refurbished and converted into good quality offices many years ago and it has mains gas central heating (2 boilers), mainly PVC double-glazed windows (Note - 6 original wooden single-glazed windows). The building has a fire alarm system, has been compartmentalised with landings and corridors divided into sections, and fire doors are fitted to all rooms for fire prevention. The offices have a large number of power points, strip lighting and telephone / network points, there are two kitchenettes and three toilets. Marlow has a light and airy atmosphere, with high ceilings, windows on the landings and there are several original fireplaces. The tenants have vacated and it is ready to be used as offices, or it could be transformed back into a single house, or two maisonettes (subject to obtaining Planning Consent). Marlow has been well maintained, has a lovely outlook at the front and it provides the following spacious accommodation: -

GROUND FLOOR

OPEN FRONTED PORCH - Having a light and original part glazed door with a fanlight over (with Marlow) to

ENTRANCE HALL - Having a radiator, fire alarm panel and doors to the inner hall and

FRONT RECEPTION ROOM 19’ 1” into bay x 12’ 0” (5.82 m into bay x 3.65 m)

Having a wide bay window to front (South), two radiators, computer network cabinet and door to

REAR OFFICE 14’ 0” x 8’ 9” (4.27 m x 2.75 m) - Having radiator and door to

INNER HALL - Having an open staircase to first floor and an enclosed staircase down to

LOWER GROUND FLOOR

HALL - In four sections with a half-glazed wooden door to the rear yard, radiator and understairs cupboard.

STORES / PLANT ROOM - Having fitted shelving, electric meters and consumer unit.

MEETING ROOM 1 16’ 0” x 10’ 5” (4.88 m x 3.23 m)

Having two radiators and a wooden half-glazed door with eight steps and borrowed light, that acts as a fire escape.

MEETING ROOM 2 13’ 8” x 7’ 8” (4.17 m x 2.36 m) - Having a radiator and single glazed window to rear.

DISABLED TOILET - Having a toilet, wash basin, radiator, extractor fan and single-glazed window.

KITCHENETTE 8’ 3” x 6’ 1” (2.52 m x 1.85 m) - Having a range of beige coloured cabinets incorporating four base cupboards, two wall cupboard, inset stainless steel sink, electric cooker, work top with tiled surround, radiator, extractor fan, single-glazed window and Worcester gas combi-boiler.

FIRST FLOOR LANDING - On two levels and partitioned off. The rear section has a corridor that leads to the toilets and kitchenette and the front goes to three offices and there is an open staircase to the second floor.

TWO TOILETS - Both having a toilet, wash basin, radiator, extractor fan and window.

KITCHENETTE 11’ 5” x 8’ 5” (3.46 m x 2.55 m) - Having cream coloured cabinets incorporating four base cupboards, three wall cupboards, inset stainless steel sink, radiator, extractor fan, window and a Worcester gas combi-boiler.

OFFICE (front) 11’ 9” x 5’ 1” (3.60 m x 1.53 m) - Having a radiator.

OFFICE (front) 16’ 10” x 10’ 9” (5.06 m x 3.29 m) - Having a wide bay window, a cast iron and tiled feature fireplace with a marble surround and two radiators.

OFFICE (rear) 15’ 11” x 9’ 2” (4.24 m x 2.79 m) - Having two radiators and a feature fireplace with a painted surround.

SECOND FLOOR LANDING - Having a single-glazed window.

OFFICE (front) 12’ 5” x 5’ 6” (3.78 m x 1.68 m) - Having a radiator.

OFFICE (front) 13’ 10” x 10’ 4” (4.20 m x 3.15 m) - Having a radiator.

OFFICE (rear) 14’ 0” x 9’ 1” (4.26 m x 2.80 m) - Having a cast iron feature fireplace and original single glazed sash window.

THIRD FLOOR LANDING - Having a single-glazed window.

CONFERENCE ROOM 16’ 3” x 20’ 1” with about 6’ headroom (4.94 m x 6.10 m) - Having a vaulted ceiling, three radiators, a small cast iron feature fireplace and three dormer windows (two double-glazed sash windows to the front and one original sash window to rear).

OUTSIDE - Marlow is set behind a dwarf wall with cast iron railing and to the front there is a small gravelled patio area. At the rear there is an enclosed yard that has a door onto Middleton Street.

TENURE - Freehold with vacant possession on completion. **NO FORWARD CHAIN**

FIXTURES & FITTINGS described in this brochure are included in the price.

SERVICES - Mains gas, electricity, water, drainage and telephone are connected. *Estimated Broadband download speed 80 Mbs.*

Note - The Agents have not tested the installations.

LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells, Powys LD1 5LG Tel: (01597) 826000

National Non-domestic Rateable Value £10,250

