

Holters

Local Agent, National Exposure

**Alexandra House, 1 Irfon Bridge Road, Builth Wells, Powys, LD2 3HF**

**Offers in the region of £450,000**



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## Alexandra House, 1 Irfon Bridge Road, Builth Wells, Powys, LD2 3HF

Wow! Take a look at this! Built in 2012 this extremely impressive detached house overlooks the river Irfon and stands in large grounds with a superb detached double garage/workshop. Available with no upward chain.

### Key Features

- A Most Impressive Family Home
- Built in 2012
- No Upward Chain
- Spacious Four Bedrooms Accommodation
- Two Bathrooms & Two En-Suites
- Substantial Detached Double Garage/Workshop
- Large Grounds
- Accessed via a Private Gated Driveway
- Ample Parking
- EPC B

### The Property

Alexandra House is a wonderful detached family home, situated on the edge of the market town of Builth Wells, which stands in an elevated position overlooking the river Irfon. Built in .2012 the substantial detached property offers impressive accommodation with a spacious feel throughout. Built to a high specification with quality fittings in place, the property benefits from air source heating heating with under floor heating on the ground floor. The house is double glazed throughout, has the benefit of solar panels and rainwater harvesting tanks.

As you enter the house there is a large oak canopy porch which leads to the front door. The property is well decorated throughout and ready to

move straight into. The main hallway has the stair as a feature, with storage under and another fitted storage cupboard to the side. The main reception rooms and kitchen are to the rear of the property all of which are south/west facing, they overlook the garden towards the river. The main lounge is a huge room with a wood burning stove in place. The the side of the lounge is a sitting room, perfect for some quiet time or a games room for children. There is also a home office which most of us have needed over the last few years.

The kitchen is a large room, which ample fitted wall and base units, a central serving island and ample space for a dining table. The room offers a light aspect with windows to two elevations and French doors opening to the side garden. From the kitchen there is a doorway to a utility room and in turn a useful side entrance hall. The final room on the ground floor is a shower room, fitted with a modern white suite.

The first floor accommodation continues to impress, the huge landing provides ample fitted storage cupboards and is a lovely light space with a huge window enjoying a wonderful outlook across the river. A nice comfy chair and a good book and

this would be the place to relax! The master bedroom is a fantastic room, a large double with ample fitted wardrobes and an en-suite shower room to the side. There are three other double bedrooms, one of which has a second en-suite shower room and all have fitted wardrobes. There is a family bathroom with a separate bath and shower, all the bath and shower rooms are fitted with modern white suites and are well presented for sale.

### Outside

The property is approached via a private driveway through double gates which open to the large sweeping driveway. The hardcore drive rises to a large parking an turning area, which is turn leads to the hugely impressive detached double garage. The garage with double fitted roller doors is a great garage or workshop measuring 10.3 x 6.3m. There is a stair which leads to a first floor over the garage, perfect for additional storage or an impressive home office. To the side of the house is a large decked seating area and to the front a lawn which is overlooked from the kitchen & lounge.

### The Location

The 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 Irfon – 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

Llandrindod Wells - 9 miles

Brecon - 18 miles

Hay-on-Wye - 20 miles

### Services

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

### Heating

The property has the benefit of .Air Souce heating.

### Council Tax

Powys County Council - Band E.

### Tenure

We are informed the property is of freehold tenure.

### Money Laundering Regulations

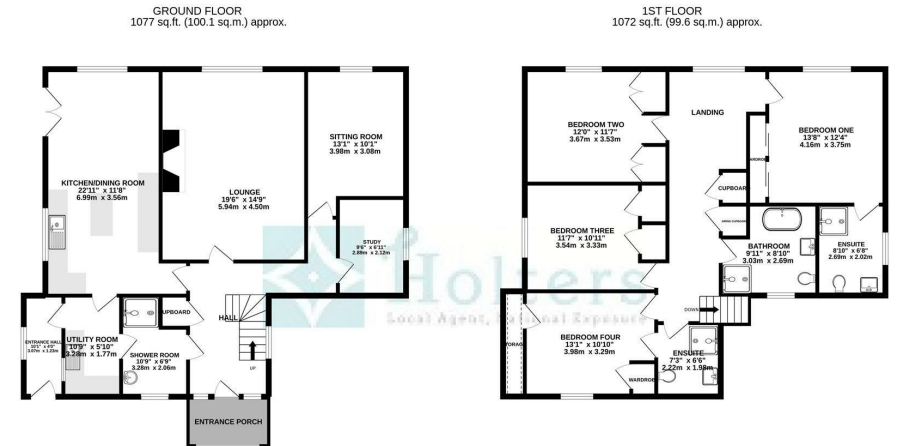
In order to comply with current legislation, we are required to obtain ID verification from

all prospective purchasers. A company called Credit Safe run ID reports for us, the cost of which is to be covered by prospective purchasers.

### Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holders 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 Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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



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