



Holters

Local Agent, National Exposure

**3 The Sidings, Garth, Llangammarch Wells, LD4 4AJ**

**Offers in the region of £269,500**



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### 3 The Sidings, Garth, Llangammarch Wells, LD4 4AJ

What better way to start a New Year than a new home! This stunning, modern 3 bedroom family home is ready to move straight into. With lovely views to the hills and a nearby railway platform it is great for commuting to North and South Wales.

#### Key Features

- A Lovely Family Home
- Offering Modern Accommodation
- Built in 2017 & on a Small Development
- 4 Years Remaining on NHBC Building Warranty
- Three Double Bedrooms
- Superb Master Bedroom with En-Suite
- Impressive Kitchen/Dining Room
- Ground Floor WC & Utility Room
- Large Rear Garden
- Off Road Parking
- Views to the Eppynt Hills
- Garden Backing onto Railway Line
- EPC - B

#### The Property

3 The Sidings is a lovely family home, that offers modern three bedroom accommodation. Built in 2017 the property was finished to a high standard with modern fixtures, fittings and décor throughout to include an impressive fitted kitchen, bathroom suites and oak doors.

As you step into the property you enter the main hallway, with a stair to the first floor and a useful ground floor WC. To the right of

the hallway is the lounge, a light room with a large window to the front with views to open fields. The light floods through the room and with glazed double doors opening to the kitchen its a lovely space for a family. The impressive kitchen/dining room is open plan, fitted with a superb modern kitchen it really is a great room. With windows and French doors opening and overlooking the south facing rear garden. To the side of the kitchen is a utility room with addition storage cupboards and an external door to the rear garden.

The first floor accommodation continues to impress with its size and quality finish. The huge master bedroom faces the front with a lovely view over the fields, it has ample space for wardrobes and an en-suite shower room. The second and third bedroom and also doubles, both of which overlook the rear garden and train line which passes by the rear boundary. From these rooms you have lovely views towards the Eppynt hills. The family bathroom offers a white suite which is well presented for sale.

#### Outside

To the front of the property is a tarmac driveway providing off road parking. A paved pathway flanks the house and leads to the south facing rear garden. The garden links well to the house with French doors off the kitchen, the lawn currently is patchy from children's toys and could do with some grass seed ready to grow back in the Spring.

#### The Location

The village of Garth provides a small friendly community, located approximately a 10 minute drive from the market town of Builth Wells. The rural village has a good transport network with the Heart of Wales railway line passing through and a good road network between Builth Wells, Llandovery and Brecon. The market town of Builth Wells (Llanfair ym Maullt) 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 hosting the Royal Welsh Show, the biggest agricultural show in Europe attracting 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 with regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

### Nearest Towns

- Builth Wells - 6.2 miles
- Llanwrtyd Wells - 7 miles
- Llandrindod Wells - 14 miles
- Brecon - 17 miles

### Services

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

### Heating

The property has the benefit of.....fired central heating.

### Council Tax

Powys County Council - Band A. Charge for 2023/24 is £.....

### Tenure

We are informed the property is of freehold tenure.

### Money Laundering Regulations

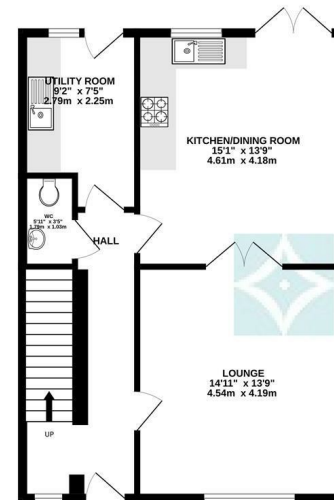
In order to comply with current legislation, we are required to carry out

Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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.

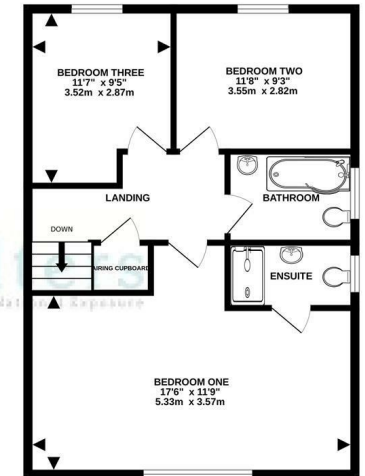
### Consumer Protection

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 on for the guidance of intended purchasers or lessees 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 of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors 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.

GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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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