

Holters

4 Dulas Bank, Tremont Parc, Llandrindod Wells, Powys, LD1 5AF

Offers in excess of £235,000



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Local Agent, National Exposure

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This 3 bedroom property backs directly onto open fields and enjoys lovely views. You can sit and enjoy watching lambs playing in the Spring from the comfort of your own home!

Key Features

- An Impressive Modern Townhouse
- Lovely Rear Views
- Backing Onto Open Fields
- Edge of Town Location
- Three Bedrooms
- Bathroom & En-Suite
- Open Plan Kitchen/Dining Room
- Enclosed Paved Rear Garden
- Single Garage & Off Road Parking
- EPC C

The Property

4 Dulas Bank is an impressive modern townhouse that is located on a popular residential development, on the edge of Llandrindod Wells. Ideally located to be within a short distance of the town centre but yet with the lovely rural views to the rear. The property is extremely well presented throughout and ready to move straight into.

As you enter the house you step into the entrance hall which has a door to the ground floor WC and a second door into the kitchen. The kitchen is a light room, it is fitted with modern units and is open plan to the dining room. A double doorway opens to the lounge, which allows light to flood through the ground floor and makes for open plan, modern living. The lounge is a lovely room and has a wonderful outlook to the rear over the open fields, with French doors

opening to the rear garden.

The first floor continues the quality finish and offers three bedrooms in total. The master bedroom is a good size double with a bay window to the front and an en-suite shower room to the side. The second bedroom is a double and the third a generous single, both of these rooms enjoy views of the open fields to the rear. The family bathroom offers a white suite which is well presented for sale.

To the rear of the property is a newly paved rear garden, low maintenance and excellent for enjoying the lovely setting. There is a single garage and parking to the side of the property.

The Location

Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with

several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and,



Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

Nearest Towns

Rhayader - 11 miles
 Builth Wells - 11 miles
 Newtown - 25 miles
 Hereford - 40 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band D

Tenure

We are informed the property is of freehold tenure.

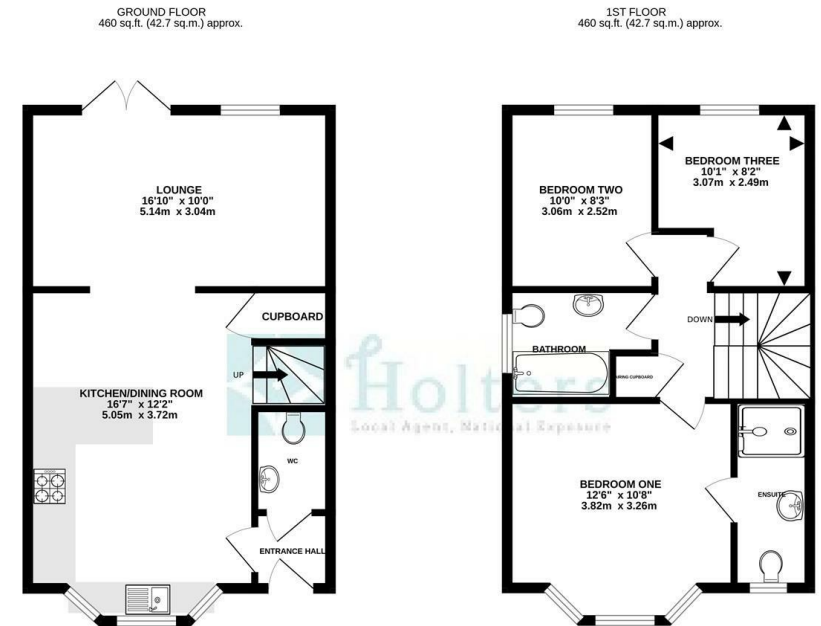
Money Laundering Regulations

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 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 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.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, ceilings and any other items are approximate and no 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 fixtures, 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			90
(81-91) B		79	
(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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