



Holters

Local Agent, National Exposure

9 North Road, Builth Wells, LD2 3BU

Offers in the region of £395,000



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Head North to find the answers to your property search and this wonderful period property on North Road will not disappoint!

Key Features

- Substantial Period Property
- In One of the Best Locations in Town
- Accommodation Over Three Floors
- Five Bedrooms
- Two Reception Rooms
- Pleasant Rear Garden
- Impressive Detached Workshop
- Period Features Throughout
- Close to the High School & Playing Fields
- EPC TBC

The Property

On entering the house, you first step into the entrance vestibule, with the original tiled floor and glazed door remaining it really shows what wonderful character the property has. Again, in the main hall the original tiled flooring remains with the original stair and newel post directly in front, there is an under stairs storage cupboard. Immediately on your right you step into the main reception room, the lounge. This beautiful room offers a cosy warm feel with an open fireplace, it is an extremely light space with a large bay window to the front. The second reception room which is currently used as a sitting room, could also be used as a formal dining space. The room has a feature fireplace set in the former chimney breast again showing off the original features of the

property.

The room that really is the heart of any good family home is the kitchen and is easy to see why this room is such a great space for the family within the house. Over twenty feet in length the room offers enough space for a dining table and has ample storage cupboards. Two windows overlook the side garden, allowing as much light in as possible, there is also a fitted wood burning stove. From the kitchen, you step into the rear hall, this gives access to a very useful utility space and an open double doorway to the craft/hobby room. The room is perfect for someone working from home as it is away from the main part of the house giving you plenty of privacy. It could also be used as a great play room for the children, with a separate WC to the side.

The first-floor accommodation offers three bedrooms in total. The main bedroom is a large double but due to its lovely outlook over the Groe playing fields and river it is currently being used as a first floor lounge. The second and third bedrooms are both doubles. Off the landing, you have access to the family bathroom, this offers a white suite with a roll top bath. On the second floor, you have

two further bedrooms, the fourth is an again a large double and the fifth is also a double.

A beautifully presented large family home in one of the best locations in town. With great access to the school, swimming pool and playing fields. Properties don't come for sale on North Road very often so do not miss this fantastic opportunity to acquire such an impressive family home!

Outside

The original iron railings and pedestrian gate depict the boundaries to the front of the property and certainly compliment the period features the house has to offer. The front is paved and leads to the front door, with flower beds and a mature tree giving some privacy. A second doorway opens to a covered pathway to the rear. The rear garden is extremely private, mainly lawn it offers matures trees and flower beds. A path leads to the far end of the garden where you will find the former garage which has been converted to offer an impressive workshop.

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 - 8 miles
 Brecon - 17 miles
 Hereford - 42 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 F.

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. A company called

Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		63	
(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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