



Holters

Local Agent, National Exposure

15 Tan Y Deri Llangammarch Wells, LD4 4BT

Offers in the region of £165,000



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A fantastic chance for a young family or a great investment opportunity to acquire a three bedroom house in a village location! In need of some modernising works.

Key Features

- A Lovely Mid-Terraced House
- Offering Three Bedrooms
- In A Quiet Village Location
- With A Friendly Community
- UPVC Double Glazed
- Oil Fired Heating
- Views Across the River Irfon
- Enclosed Rear Garden
- No Upward Chain
- EPC - D

The Property

15 Tan Y Deri is a lovely three bedroom mid-terraced property that is located in the popular, friendly village of Llangammarch Wells. Available with no upward chain the property offers a large open plan lounge/dining room with an extension to the ground floor accommodation, now offering a large kitchen with fitted wall and base units. From the kitchen you have access to the rear garden, which is part paved, providing a seating area and part vegetable patch. The house and garden back onto mature woodland giving it a private, rural feel. You have access to the rear garden via a shared pathway.

The first floor accommodation offers three bedrooms in total, the master is a double and enjoys a nice outlook to the front over the river Irfon. Bedrooms two and three are single rooms and the shower room is fitted with a modern white suite with an easy access shower, suitable for a wheelchair.

The property is UPVC double glazed throughout with a modern oil fired central heating system. Perfect for a young family or a great investment opportunity!

The Location

The village of Llangammarch Wells 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 village has a shop/post office and is home to the popular Lake Country Hotel and Spa. 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

Llanwrtyd Wells - 4.5 miles
Builth Wells - 7.5 miles
Llandrindod Wells - 15 miles
Brecon - 18

Services

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



Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band B.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

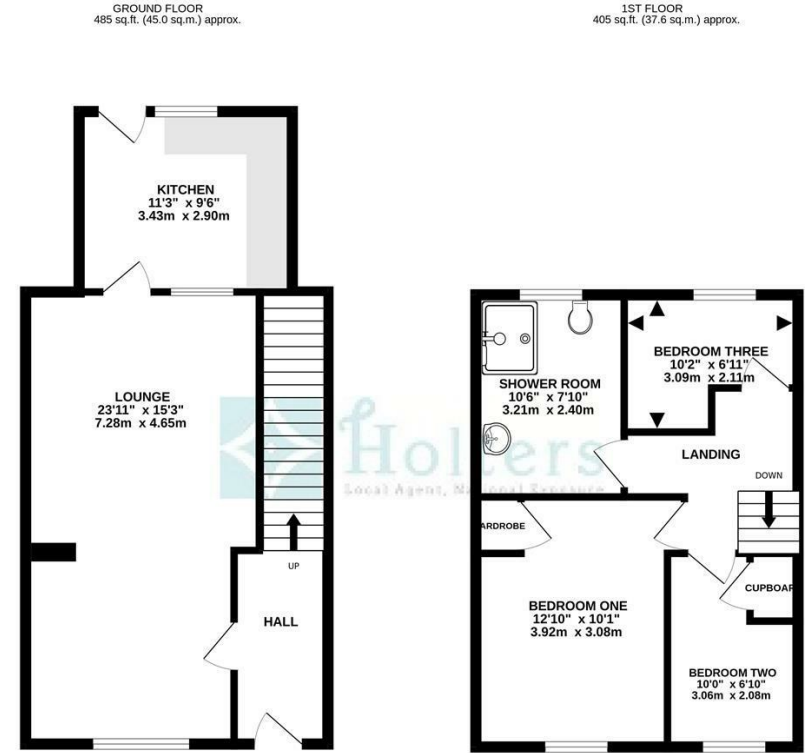
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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

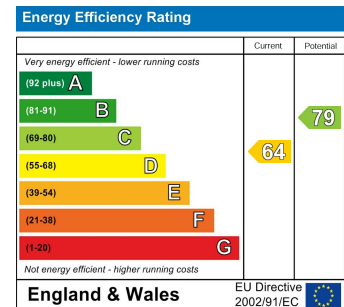
Consumer protection from unfair trading regulations 2008 -

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TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx. While 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 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024





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