



24 Parc Yr Irfon, Builth Wells, Powys, LD2 3NG

Offers in the region of £475,000



Holters
Local Agent, National Exposure

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Parc your property search..... here it is! This fantastic family home is certainly one you don't want to miss! With well maintained, spacious accommodation, great gardens and unbeatable views this won't be on the market for long.

Key Features

- A Wonderful Family Home
 - Maintained & Presented to a High Standard
 - Extended Accommodation
 - Offering Four Bedrooms
 - Bathroom & En-Suite
 - Three Reception Rooms
 - Superb Views From Rear Garden
 - Garage & Ample Parking
 - Close to Golf Club
 - No Upward Chain
 - Completion End March 2025
- Onwards
- EPC TBC

The Property

24 Parc Yr Irfon is a wonderful family home that is located in a highly desirable residential area on the edge of Builth Wells. With the Golf Club, river walks and wonderful views all around it's easy to see why it is so popular! The property has been extremely well maintained over the years and it has been extended to provide the most comfortable four bedroom accommodation.

As you enter the house you step into the hallway, with a stair to the first floor and storage under there are doors to both the lounge and

dining room. The lounge is a great space for a family, the room is open plan to the sun room. You are just drawn into the sun room which overlooks the rear garden and has stunning far reaching views.

The dining room offers a tiled floor with a window overlooking the rear garden and is again open plan to the kitchen. The kitchen is fitted with ample wall and base units, with integrated appliances to include there is a double oven/grill, electric hob with extractor, wine cooler and dishwasher. There is a breakfast bar area which is well placed close to the dining room. Off the kitchen there is a rear hall which in turn has an external door to the rear garden, access to a handy WC and the utility room. The remaining part of the ground floor is the integral garage, with a vehicular door to the front.

The first floor accommodation continues to impress. The master bedroom is in the extended part of the house, a large double with extensive fitted wardrobes. There is a Juliet balcony with French doors opening inwards making it a light

space and enjoying the views. There is an impressive en-suite with a white suite offering a separate shower and bath. Bedrooms two and three are good sized doubles, with bedroom two having a built in double wardrobe. Bedroom four again a double with a fitted wardrobe. There is a very useful study which could also be used as a walk-in wardrobe as it is next to the master bedroom. The family bathroom is again well presented for sale, with a white suite with a separate bath and shower.

Externally the property offers ample off road parking for 3 vehicles which proceeds the integral garage. The front garden is open plan and laid to lawn, with flower beds and borders. There is a canopy porch leading to the front door. The rear garden offers a large paved seating area, a lovely flat lawn for children to play and all with stunning views to admire! With a decked seating area, flowering beds and a garden shed.

The Location

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 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 drainage. Oil central heating.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to offer being accepted by the owners.

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 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 or 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 vendors or lessors do not make or give, and neither do the 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.



