



Holters

5 Cae Nant, Newbridge-On-Wye, LD1 6LQ

Offers in the region of £329,500



Holters
Local Agent, National Exposure

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A superb, modern detached family home attractively priced for sale! Available with no upward chain.

Key Features

- Beautiful Detached Family Home
- Offering Four Bedrooms
- Modern Kitchen & Bathrooms
- Available with No Upward Chain
- Air Source Heating
- UPVC Double Glazing
- Integral Garage
- Enclosed Rear Garden
- On A Popular Residential Development
- EPC - E

The Property

From a canopy porch you step into the hallway which has a useful ground floor WC to the side and an under stair storage cupboard, to the front of the house is the lounge with a bay window to the front is offers a light aspect. The kitchen/dining room is at the rear of the house and has a lovely outlook over the rear garden, you can keep an eye on the children when doing the washing up! The kitchen offers ample fitted units with an integrated oven, hob and canopy hood. To the side of the kitchen is a useful utility room with an external door to the rear and a

door to the integral garage.

The first floor accommodation offers four bedrooms in total, all of which are doubles. The master bedroom is a large double with access to an en-suite shower room. The second and third double bedrooms have a lovely outlook over the rear garden. The family bathroom offers a modern white suite and is again well presented for sale. Throughout the property the décor is a high standard and ready to move straight in.

Externally the property has off road parking for two vehicles which proceeds the integral garage. A pedestrian gate leads to the enclosed rear garden which is laid with artificial grass, with a paved seating area and raised flowering beds and borders.

The Location

The property is located within the village of Newbridge-on-Wye. The village offers two public houses, together with the Church, Primary School and with a good road network it is proving

to be a very popular place to live. The nearby 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

Builth Wells - 5 miles
Llandrindod Wells - 5 miles
Rhayader - 8.5 miles
Brecon - 22 miles



Services

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

Heating

The property has the benefit of air source heating.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

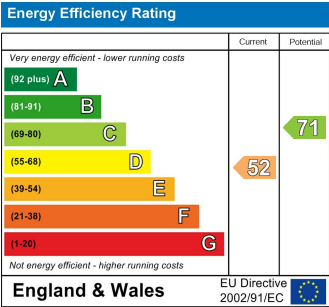
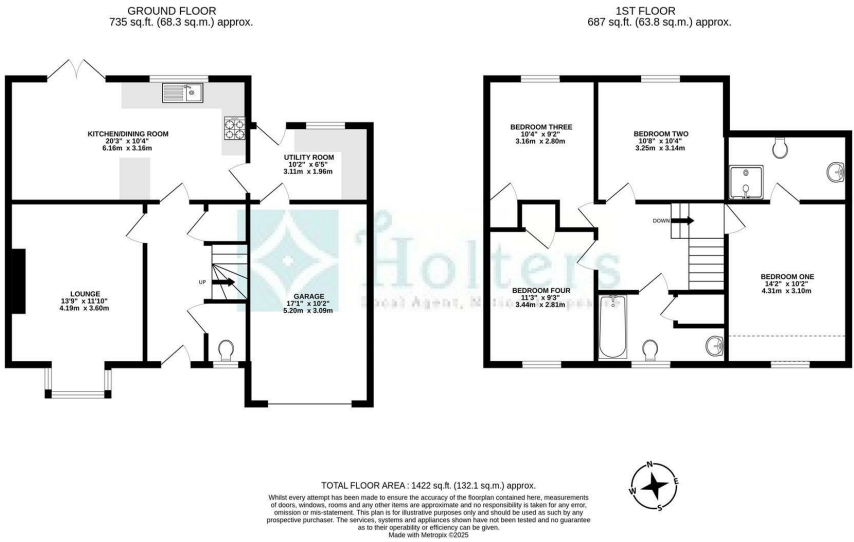
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

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.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given with responsibility and any intending purchaser 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 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.





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