



Holters

Local Agent, National Exposure

The Firs Hay Road, Builth Wells, LD2 3BP

Offers in the region of £217,000



Holters
Local Agent, National Exposure

The Firs Hay Road, Builth Wells, LD2 3BP

This charming cottage offers bags of original character features! In a convenient town location, off road parking, garage and four bedrooms it is a little gem!

Key Features

- Charming Character Cottage
- Tucked Away In a Convenient Town Location
- Off Road Parking & Garage
- Offering Four Bedrooms
- Master Bedroom with En-Suite
- Modern Bathroom
- Exposed Beams & Gas Fired Fireplace
- Terraced Garden
- Off Road Parking & Garage
- EPC - tbc

The Property

The Firs is a charming, character cottage that is located in a convenient location to the town, with view to the hills and surrounding countryside. The cottage gives an extremely warm welcoming feel with bags of character on show. Lets start our tour at back door.

As you enter the property you step into the kitchen, fitted with ample wall and base units the cosy theme of the cottage is on show from the outset. From the kitchen you step into the lounge and dining room, with exposed beams and fireplace it offers a cosy feel yet with a window to

both the front and rear allows the light to flood through. There is an external door to the front garden to enjoy the view and a stair to the first floor.

At the top of the stair you will find the second bedroom, a double with en-suite shower room. Fitted with a white suite which is well presented for sale. Next on the right is the family bathroom which again offers a modern tasteful white suite with fully tiled walls. The third bedroom is a double and the fourth a single, both of which enjoy a pleasant view to the surrounding hills. A stair leads to the second floor which offers the master bedroom suite, with a double bedroom, with under eaves storage and an en-suite shower room, again fitted with a modern white suite. The property is well serviced with four bedrooms, a family bathrooms and two en-suite shower rooms.

Outside

As you approach the property from the rear there is tarmac drive and parking area which

proceeds the detached garage, from there steps descend through the terraced paved garden to the back door. There is a garden and store shed. The front garden is lawn with mature plants and shrubs. From here you can enjoy the views, there are steps which descend to Hay Road for a shorter walk to the town centre.

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 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.

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 the property 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.



