



Holters

Local Agent, National Exposure

Tegfan, 18 Irfon Bridge Road, Builth Wells, LD2 3HF

Offers in the region of £349,950



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This fantastic detached dormer bungalow enjoys an unrivalled edge of town location, with river walks a stones throw away. Immaculate throughout with a mix of modern comforts and character fittings, with flexible 3/4 bedroom accommodation. *Video Tour Available*

Key Features

- Stunning Detached Dormer Bungalow
- Quiet Part of Town
- Three/Four Bedrooms
- Two Reception Rooms plus Impressive Conservatory
- Ground Floor Shower Room & First Floor Bathroom
- Modern Kitchen
- Large Lawn Garden
- Off Road Parking & Electric Car Charging Point
- Well Maintained with Character Features
- Close to River Walks
- EPC E

The Property

18 Irfon Bridge Road is a stunning detached dormer bungalow that offers flexible three/four bedroom accommodation. Tucked away in a quiet edge of town location the property has wonderful countryside and river walks on the doorstep.

Internally the property offers a great mix of modern comforts and finished to a high standard with character features throughout. The ground floor accommodation offers two reception rooms which enjoy the sunny south-west aspect, the

lounge especially with the bi-folding doors opening to the paved seating area. The second reception room - originally the dining room has been used as a forth bedroom of late but could if required be used as a home office. There is a further ground floor bedroom and a shower room fitted with a modern white suite. The newly fitted, impressive kitchen offers modern units which really gives the wow factor, it is a great space being open to a superb conservatory. A perfect place for a family to relax. To the side of the conservatory is a large utility room, built by the current owners this is a great addition to the property, with fitted units, home to all the white goods and with an external door to the side.

The first floor accommodation offers two double bedrooms, both of which have exposed brickwork on show. There is a family bathroom accessed off the landing fitted with a white suite which includes a roll top bath. The house is immaculate throughout, with UPVC double glazing and mains gas fired central heating. you will be impressed from the moment you walk through the door!

The property stands in generous lawn gardens which are mainly to the front, with a private garden area to the rear, with ample off street parking on the tarmac driveway. The gardens are private with mature hedgerow boundaries and mature trees at the rear, there is a wonderful south-west facing patio at the front of the property which enjoys a sunny aspect for most of the day. The garden is fitted with a play area and swings, ideal for a family to enjoy. To the rear and accessed off the utility room and conservatory is a newly laid patio with steps climbing to a further lawn garden and two detached garden sheds.

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 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

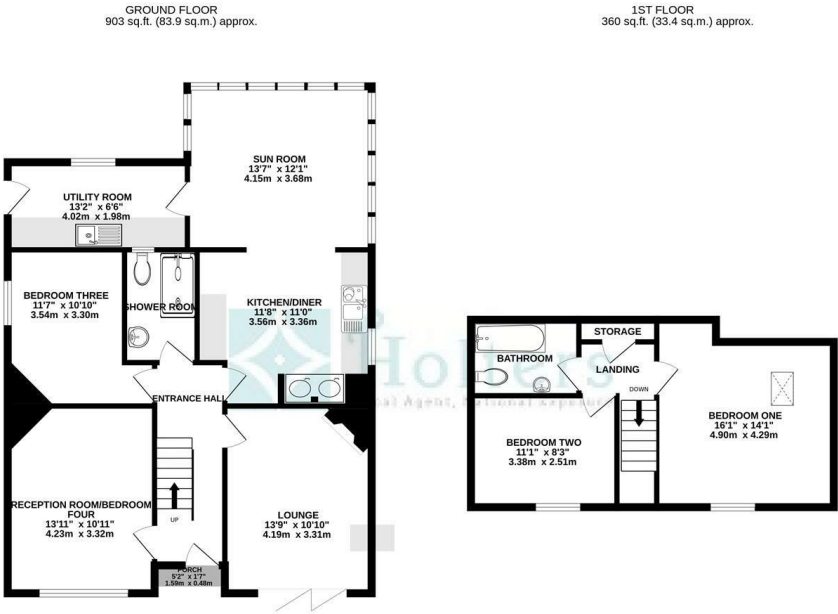
cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

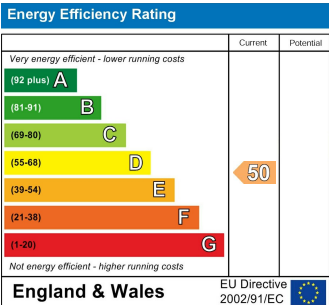
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
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 les and do not constitute part of an offer or conti 2. All descriptions, dimensions, reference to condition and necessary permissions for use a occupation, and other details are given witho responsibility and any intending purchasers c tenants should not rely on them as statement representations of fact but must satisfy themselves by inspection or otherwise as to tl correctness of each term of them. 3. The venci or lessors do not make or give, and neither do Holders for themselves nor any person in thei employment have any authority to make or g any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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