



Holters

Local Agent, National Exposure

**High Valley View Erwood, LD2 3EX**

**Offers in the region of £395,000**



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## High Valley View Erwood, LD2 3EX

High Valley View... well this is aptly named! Standing in an elevated position in the village of Erwood, this fabulous 4 bed detached house enjoys a fantastic view over the Edw Valley!

### Key Features

- Stunning Detached Family Home
- Modernised Throughout
- Impressive Kitchen
- Four Double Bedrooms
- Two Reception Rooms
- Ground Floor WC & Utility Room
- Side Garden & Off Street Parking
- With Paved Seating Area and Views
- Village Location
- EPC - tbc

### The Property

High Valley View is a stunning detached family home, standing in an elevated position within the village of Erwood. The property has been well maintained and is well presented for sale, with double glazed and oil fired central heating.

As you enter the property the step into the main hallway which gives access to all the main ground floor rooms, with wood flooring and an exposed wood stair to the first floor. On your right is the lounge, fitted with a wood burning stove, this large

reception room offers a light aspect with windows to the front and rear and French door opening to the side which enjoy views across the Valley. On the opposite side of the hall is the dining room which links well to the garden via French doors. The kitchen offers a 'wow' factor, updated to offer impressive modern units it really is a super space within the house. To the side of the kitchen is a utility room with an external door to the rear and a useful ground floor WC.

The first floor accommodation offers four bedrooms, all of which are doubles. A spacious, light landing has fitted storage and a seating area which enjoys views down the Valley. The master bedroom has the benefit of an en-suite shower room, with bedrooms two and three enjoying far reaching views to the rear. The family bathroom offers a modern white suite which is well presented for sale.

Externally the property offers off street parking for 3/4 vehicles and on the opposite side of the

house the garden is made up of a private paved seating area and lawn.

### The Location

Erwood is a rural village located in the Wye Valley surrounded by countryside. The village has a local pub and village hall which forms the centre of the local community. The village is located in what is arguably some of the most beautiful countryside in the United Kingdom. A 5-10 minute drive away is Builth Wells, it 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 - 8 miles
- Hay-on-Wye - 12 miles
- Brecon - 13 miles
- Hereford - 34 miles

### 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 F.

### 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

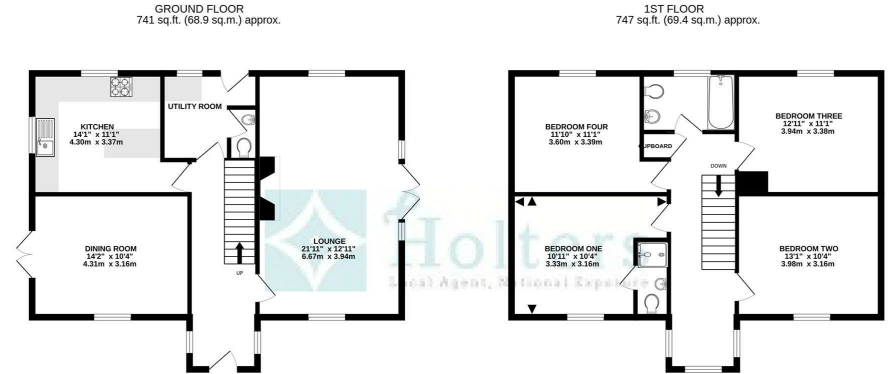
£29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

### 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 or 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.



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 sq.m.) approx.  
 Whilst 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 Metropo 10/05.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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