

Holters

Local Agent, National Exposure

Cartref, 1 Irfon Road, Builth Wells, Powys, LD2 3DE

Offers in the region of £285,000



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Tucked away in a quiet location but yet close to most of the towns amenities! The playing fields, High School, swimming pool, football ground, health centre and shops are all a short, level walk away..... perfect for a family!

Key Features

- Great Family Home
- Superb Location
- Immaculately Presented
- Modern Kitchen & Bathroom
- Quality Fixtures and Fittings
- Superb Garden
- Short Walk to the Playing Fields & Swimming Pool
- Close to the High School
- Attached Garage/Store
- EPC tbc

The Property

The property is accessed via a useful front porch which opens to the main hallway and in turn the main reception room. The lounge is double aspect with the main south facing bay window to the front, this extremely light room offers ample room for lounge furniture and a dining table. Finished tastefully with Oak flooring giving that quality feel which is continued into the kitchen. The kitchen is fitted with modern cream fronted wall and base units, that overlooks the rear garden so you can keep an eye on the children playing in the garden. There is a useful side entrance porch giving access to the rear garden.

The quality of the decoration continues on the first floor with a split landing giving access to three bedrooms. two doubles and a generous single. The two rooms to the front have fitted wardrobes with floor to ceiling mirrored doors giving a spacious feel, the master bedroom has a south facing bay window and is a lovely room. The third bedroom at the rear is a good sized double and has a pleasant outlook over the rear garden. The family bathroom offers a modern white suite, with tiled walls and floor. A lovely, well presented property.

Outside

The property is accessed via a gated access which leads to the front door, with a paved path flanking the property and leading to the rear. The rear garden is a real selling point, well maintained, this large area is ideal for outside dining with a large paved seating area and also with a flat lawned garden, a really super garden for the current owners and their family. Some useful outbuildings are located at the rear of the property.

To the side of the property is the former garage, as most older garages, it may be too small to accommodate most modern cars but for an additional storage space its ideal. Subject to gaining the necessary approvals there is scope to extend the living accommodation into the garage off the main entrance hall, if the purchaser needed an extra reception or even ground floor bedroom, a really useful building attached to the house.

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

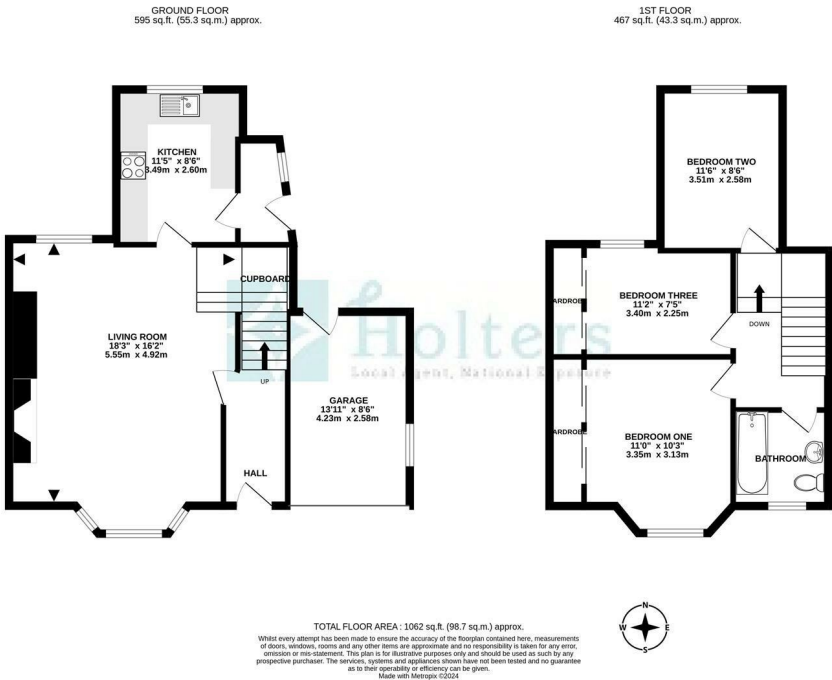
We are informed the property is of freehold tenure.

Money Laundering Regulations

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

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 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 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.



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	

