



Holters
Local Agent, National Exposure

6 Railway Terrace, Bulth Road, Bulth Wells, LD2 3RH

Offers in the region of £179,950



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If ever a person has put their heart and soul into refurbishing a property then this is it! This delightful character cottage offers a wonderful homely feel and we believe it a little gem!

Key Features

- Beautifully Modernised Character Property
- Part of a Small Friendly Community
- Offering Two Bedrooms
- Modern Bathroom
- Superb Rear Veranda & Decked Seating Area
- Stunning Rear Garden & Summer House
- Fully Double Glazed
- Countryside Views to the Rear
- Detached Garage/Workshop
- EPC tbc

The Property

6 Railway Terrace is a beautifully modernised character property which is located in the semi-rural community of Builth Road. Builth Road adjoins the Heart of Wales railway line which offers fantastic commuting opportunities to North & South Wales. This property is an absolute gem and the attention to detail and finish are of a very high standard!

Our client has tirelessly worked on the property making it the wonderful, welcoming character property it is today. The house is double glazed throughout and benefits from oil fired central heating. The ground floor accommodation offers a pleasant lounge, with a wood burning stove and a large window to the front

providing a welcoming feel. There is a kitchen breakfast room, with a tasteful fitted kitchen with ample fitted units and a dining area. At the rear of the house is the utility, with fitted units it offers storage and access to the rear.

The first floor accommodation, again finished and decorated to a high standard offers two double bedrooms. From the main bedroom you overlook the front garden and you can enjoy a Birdseye view of the trains as they pass 4 times a day, perfect for a railway enthusiast! The second bedroom is a double and enjoys a lovely outlook over the rear garden and the hills in the distance. The modern bathroom offers a white suite which is in keeping with the character finish of the property, again extremely well presented for sale.

Externally the property has a gated access opening to the front garden which has a paved path to the front door. The front garden has been landscaped with gravelled areas with mature shrubs and borders. Immediately at the rear of the property is an enclosed yard, this rear provides a private space to enjoy immediately off the back of the house and a superb decked seating area with veranda to sit and relax. A vehicular

right of way passes along the rear of the enclosed yard to the neighbouring properties and off this track you have access to the detached garage. The large rear garden has been extensively landscaped with mature plants & shrubs, with a pathway winding its way to the rear boundary. There is a small pond and a summer house to sit and relax in as you look out over the open fields. A private idyllic spot to enjoy the beautiful views.

The Location

The property is located within a small community know locally as Builth Road. Within the community is a Railway platform, a playing field for the children and a bus stop. Builth Road is located a 2 mile drive from the market town of Builth Wells. 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

- Builth Wells - 2.6 miles
- Llandrindod Wells - 7 miles
- Brecon - 19 miles
- Hereford - 43 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 B.

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.

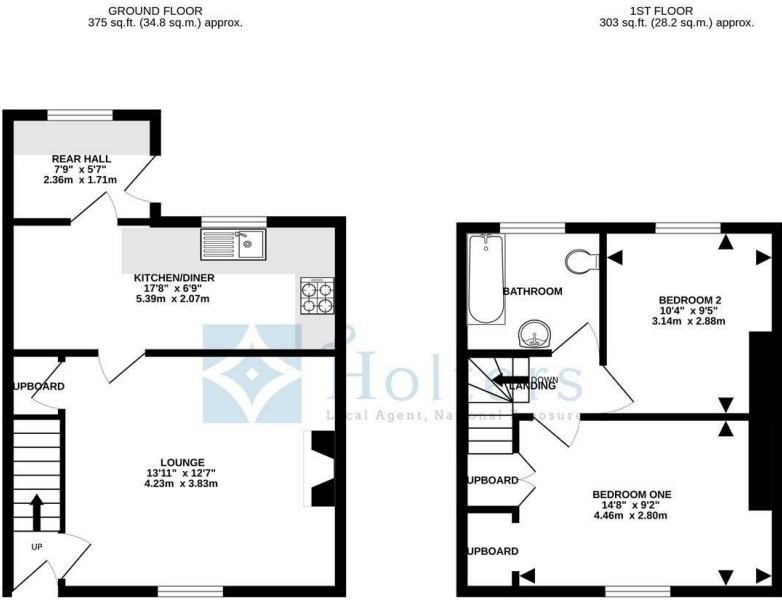
VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters 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 only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers 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 vendor or lessors do not make or give, and neither do 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.

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.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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.
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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	

