



Holters

Local Agent, National Exposure

**20 Irfon Road, Builth Wells, Powys, LD2 3DE**

Offers in the region of £299,995



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## 20 Irfon Road, Builth Wells, Powys, LD2 3DE

No strappy one liners needed here, just a wonderful family home in a superb location! Four bedrooms with a lovely garden. A MUST VIEW!

### Key Features

- A Stunning Semi-Detached Townhouse
- In a Fantastic Location
- Four Bedrooms
- Large Open Plan Reception Room
- Extended to Provide Fantastic Kitchen/Dining Area
- Bathroom & En-Suite Shower Room
- Pleasant Rear Garden
- Ideally located near to the High School & Playing Fields
- EPC E

### The Property

20 Irfon Road is a beautiful semi-detached townhouse located in one of the most desirable locations within the popular town of Builth Wells.

The entrance hall leads into the lounge/dining room which is open plan, the space has a large window to the front and a wood burning stove. The kitchen is accessed off the dining room and has been extended to provide a stunning space within the house. The light space has a glazed oak framed floor to ceiling window that faces west flooding light into

the kitchen. The kitchen is fitted with modern white units and has a central serving island/dining area. From the kitchen you have access into the rear garden and a door leads into the utility room. It is a useful utility room that houses the gas fired boiler.

The first-floor accommodation offers three bedrooms, two of which are large doubles and the third a large single. Off the master bedroom you have access to an en-suite shower room which has been a great addition to the accommodation. On the landing you have an under-stair storage cupboard and a stair which leads to the third floor, which offers a fourth double bedroom.

Externally the property has a lovely south facing rear garden which sees the sun most of the day, it has a great play area for children, which can stay if required! There is also a good-sized workshop/garden shed tucked away in the corner.

A fantastic house is a great location!

### 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 - 41 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.

## Consumer Protection

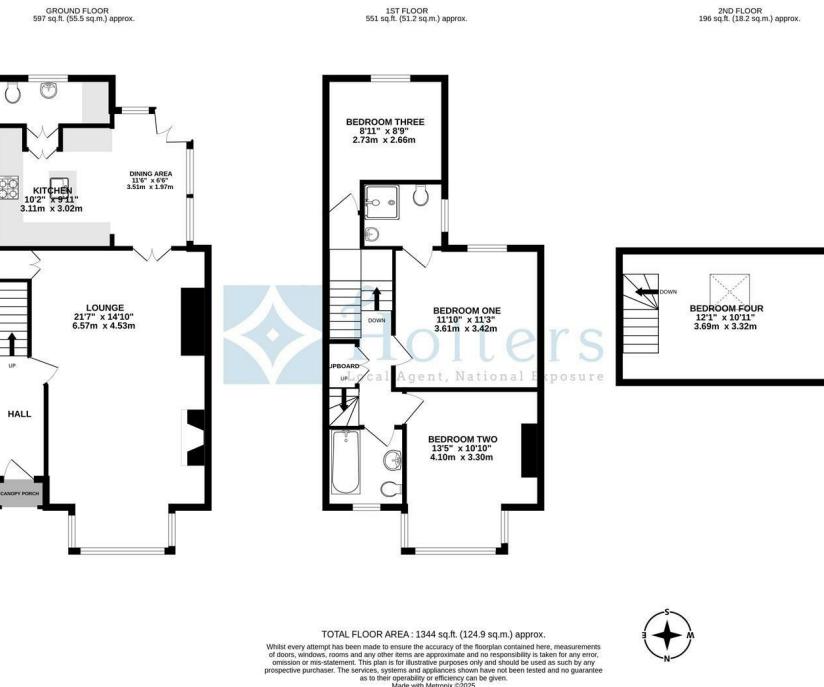
Consumer protection from unfair trading regulations 2008 -

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condition and necessary permissions for us occupation, and other details are given with responsibility and any intending purchaser tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to correctness of each term of them. 3. The vendor 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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		52
(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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