

Holters

1 Maesydderwen, Builth Wells, LD2 3HB

Offers in the region of £165,000



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Local Agent, National Exposure

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This is a really great opportunity for an investor or a first time buyer to get on the property ladder and acquire a really lovely, comfortable 2 bedroom town house, with its own parking, garage and rear garden! Available with NO UPWARD CHAIN!

Key Features

- Modern, Well Decorated Town House
- Available with No Upward Chain
- Two Bedrooms
- Modern Kitchen & Bathroom
- Ideal for First Time Buyer or Investment
- Mains Gas Central Heating
- Fully UPVC Double Glazed
- Rear Paved Garden
- Single Garage with Direct Access from Garden
- EPC - C

The Property

This is a really great opportunity for a first time buyer to get on the property ladder and acquire a really lovely, comfortable 2 bedroom town house, with its own parking, garage and rear garden. the house would be an ideal investment, with an updated boiler, UPVC double glazing and is well presented throughout!

The house itself is tucked away in the corner of the development and being at the end of a terrace, it benefits from the side access to the rear garden, ideal for bicycles

and the recycling bins. The house internally is really well presented. The ground floor accommodation offers a handy entrance porch with coat hooks and the utility meters are tucked away. A door opens to the lounge which is well decorated and with a large window to the front offers a really light, airy feel. To the rear of the house is the kitchen, a modern feel, with light fronted units continuing the clean, light feel the property offers. The kitchen is fitted with an integrated fridge, washing machine, hob and oven. Big enough to have a dining table and chairs and with a door opening to the rear garden.

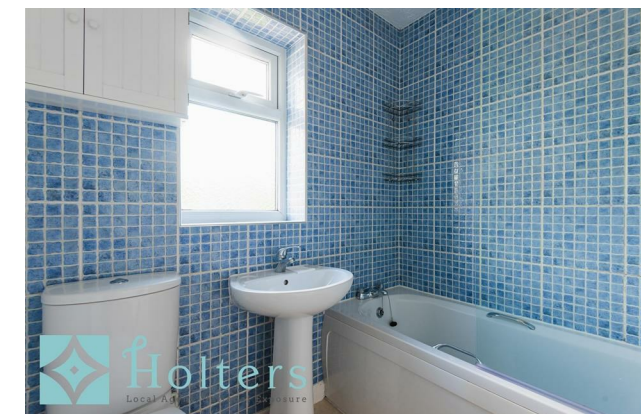
The first floor accommodation offers two bedrooms, the main at the front of the property is a good double, with a fitted double wardrobe and the second, a very generous single, again has a fitted double wardrobe. The bathroom offers a modern, white suite in good order and well presented.

Externally the property offers an allocated parking area and a single garage. A paved area leads

to the front door and a gated access flanks the property to the side. At the rear is a paved seating area which benefits from a side entrance door into the garage, making it an ideal space for the fridge freezer! The neighbouring property has the benefit of a pedestrian right of way around the property.

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 B.

Tenure

We are informed the property is of freehold tenure.

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

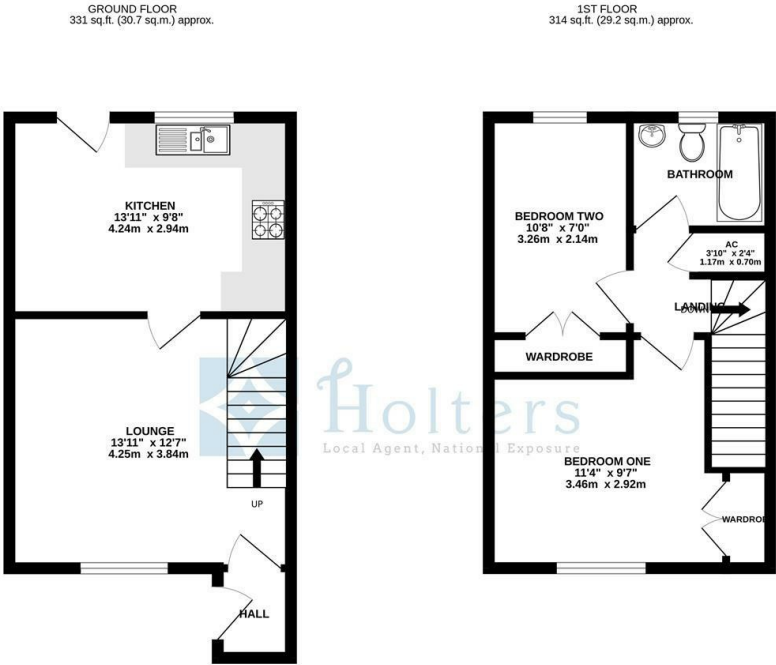
tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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. Made with Metropia 03025

