



12 CASTLE MEADOW

Paincastle, Builth Wells, LD2 3JZ





In a rural village location and in need of some updating and improvement, a semi-detached house in a cul-de-sac position, ideal for first time buyers, families or as an investment.

Offers based on £175,000

### Situation and Description

The small village of Painscastle is set well away from main roads and is surrounded by farmland and open countryside, making it ideal for those wishing to escape the hustle and bustle of modern-day life. There is a small church and pub within easy walking distance with further services available at Clyro, and the ever popular and bustling market town of Hay on Wye (5 miles), now famous for its annual literary festival.

Castle Meadow is a quiet cul-de-sac which is made up of a small number of houses and bungalows. No.12 is a semi-detached house that offers double glazing and oil-fired central heating but is now in need of improvement and redecoration.

On arrival, a front door leads into an entrance hall with understairs storage cupboard, radiator, and fitted carpet. The lounge is situated at the front of the house and is a good size with fireplace, radiator, fitted carpet and double glazed windows with distant views. The kitchen/breakfast room includes a number of fitted units with working surfaces, space for a cooker, and single drainer sink unit. A door then leads through to a good-sized garden/ sunroom with double glazed windows and door leading to outside. A ground floor shower room / utility has space and plumbing for an automatic washing machine and a Worcester Danesmoor Greenstar oil fired central heating boiler and a door through to a store useful storeroom (formerly the garage).

From the entrance hall a staircase leads up to the first-floor landing with radiator, wall shelving window to side and access to the roof space. There are then three bedrooms all double glazed with views over the village to countryside beyond, as well as a bathroom.

### Outside

The property is approached by its own driveway which provides parking space and leads to the former garage which has been divided to provide both storage space and a ground floor shower room. The gardens then lie to the front and rear and are laid mainly to lawn with a small patio, garden shed, and raised bed at the rear.

### Services and Considerations

Mains water, drainage, electricity and oil-fired central heating.

Tenure Freehold

Council Tax: C

EPC Rating D 62/81

Mobile Phone Coverage TBC

Broadband TBC

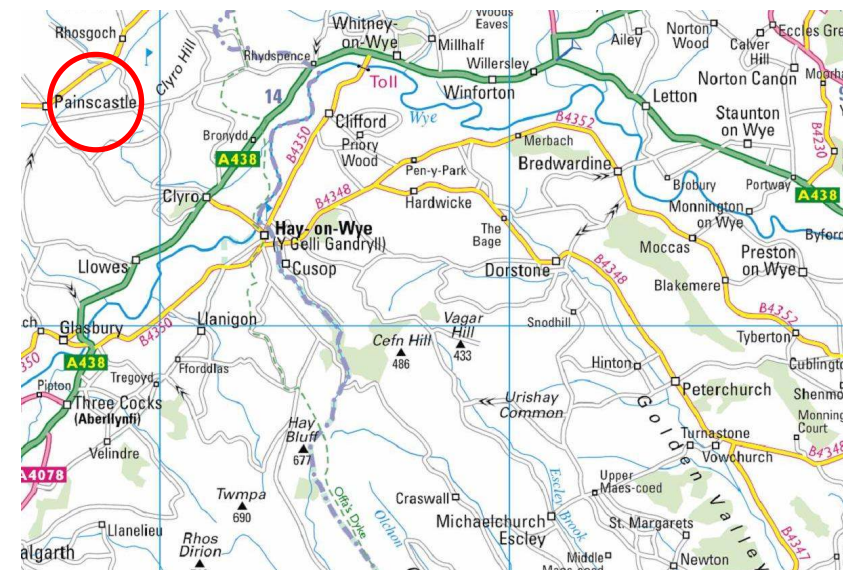
It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

### Directions

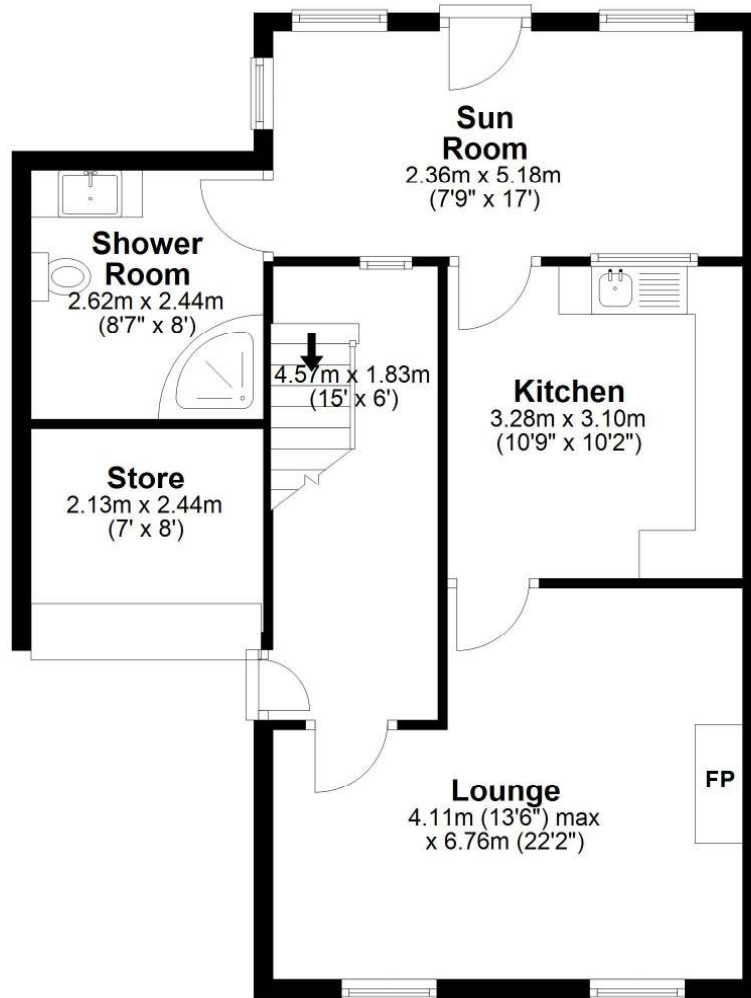
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From Hereford take the A438 towards Brecon and continue for approximately twenty miles until you reach Clyro. Turn right for Painscastle and continue up the hill before turning left, again signposted to Painscastle. Continue on this road for about 3 miles and on entering the village, Castle Meadow will be found on the right-hand side.



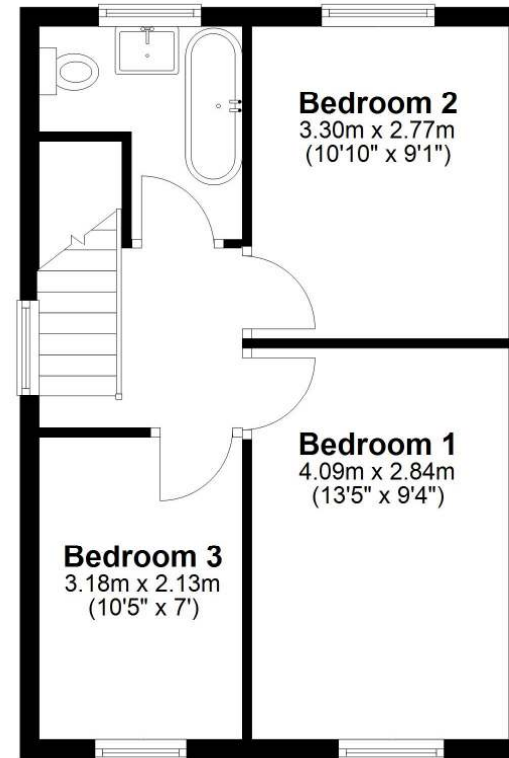
## Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

**rightmove** 





Lounge, kitchen, sun room, bedroom

