



Querida, 43 Garth Road, Builth Wells, Powys. LD2 3AR



Sunderlands

Residential Rural Commercial



Querida
43 Garth Road
Builth Wells
Powys
LD2 3AR

Summary of features:-

- A semi-detached house in the centre of Builth Wells
- 2 reception rooms and 8 bedrooms
- Off-road parking & garage
- Guide Price £275,000

Brecon 16 miles
Hay-on-Wye 18 miles
Abergavenny 33 miles
Hereford 41.5 miles

Description

This property is a semi-detached period townhouse found in the heart of Builth Wells. Offering an abundance of character and in need of modernisation and improvement. The property benefits from gas-fired central heating extensive 8-bedroom accommodation with a large ground floor extension with parking and garage to the rear.

Situation

The property is found in close proximity to the centre of the market town of Builth Wells. The market town of Builth Wells offers a wide range of shops and businesses as well as primary and secondary education, doctors and dental surgeries as well as a leisure centre, golf course and the Wyeside Arts Centre as well as being the home of The Royal Welsh Show. Hay-on-Wye is approximately a 30 minute drive where there is an excellent range of facilities including a supermarket, shops, post office, convenience stores, doctors and dental surgeries as well as being very well known for the annual Literary Festival. The nearest motorway connections can be found, for the M4 at Newport, for the M50 (M5) at Ross-on-Wye.

The Accommodation

Entered through the front door into the entrance hallway. The main reception room is on the left-hand side with a square bay window to the front and bay feature

fireplace. From the corridor there is a second reception room with a fireplace, window to rear aspect and cupboards. A doorway leads through into the kitchen with a range of fitted units, a freestanding gas "Range", sink and window to the rear. A doorway leads through to the rear hallway and into the utility room with plumbing for a washing machine and gas fired boiler leading through further there is an additional hallway with doors to the front and rear and into an ensuite shower room with w.c and a downstairs bedroom with a wardrobe. On the first floor there are four double bedrooms and one single bedroom with a bathroom and further upstairs there are an additional three bedrooms

Outside

Through the front gate there is a small garden with a pathway and gateway leading around to the side where there is a picket fence garden area with an all-weather surface and a pathway which leads around to the rear of the property with a garage measuring **5.08m x 2.83m** and a further gateway into the generous parking area.

Council Tax Band

Powys County Council Band "E".

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and mains gas-fired central heating. Please note the

services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Directions

From the centre of Builth Wells heading up the main street along the one-way system continue passing the Police Station and Number 43 on the right handside.

What3words ref: rocks.voter.signified

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

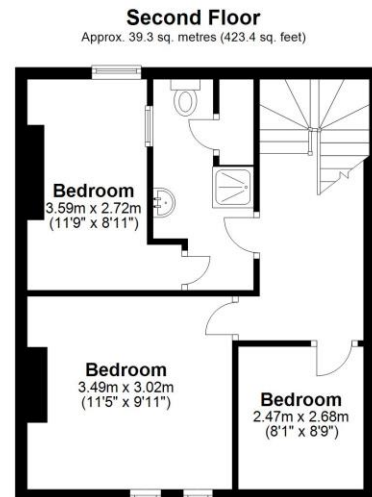
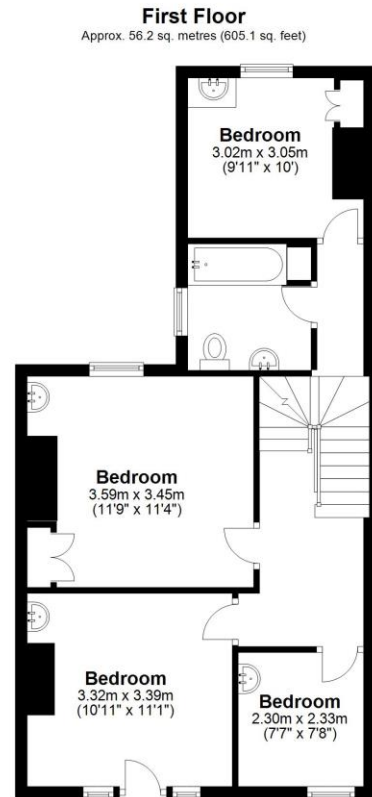
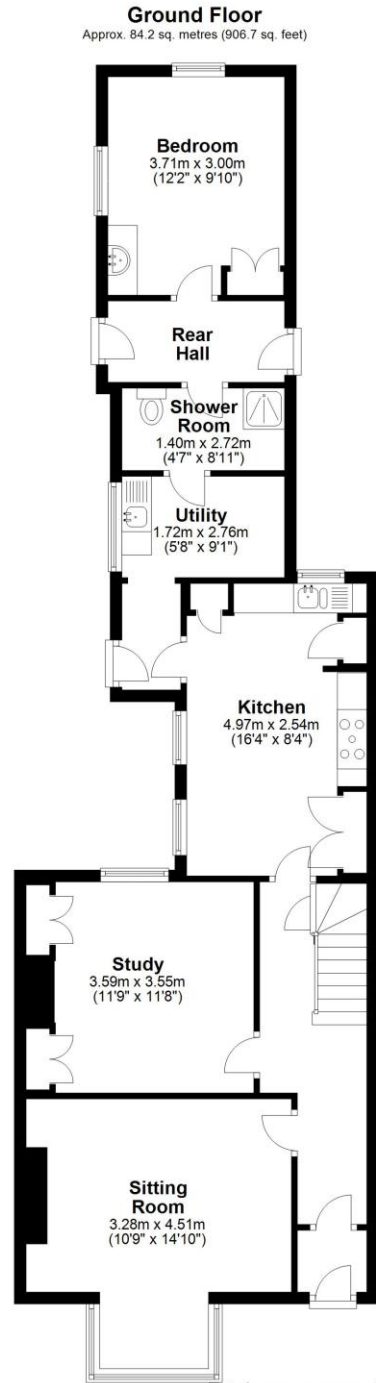
Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757





Total area: approx. 179.8 sq. metres (1935.2 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356161

rightmove
find your happy

Zoopla.co.uk
Smarter property search



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.