

Holters

Local Agent, National Exposure

The Hollies 47 Garth Road, Builth Wells, Powys, LD2 3AR

Offers in the region of £410,000



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The Hollies is a superb, detached family home located in a popular residential area within the town. This stunning period property offers well maintained, spacious accommodation throughout.

Key Features

- A Beautiful Detached Period Property
- Accommodation Over Three Floors
- Well Maintained & Presented
- Five Bedrooms
- Five Bathrooms/En-Suites
- Three Reception Rooms
- Enclosed Rear Garden
- Flat Level Walk to Town
- EPC - E

The Property

This stunning detached period property offers spacious, five bedroom accommodation over three floors. It has been extremely well maintained over the years and is beautifully presented for sale. Since purchasing the property the current owner has extended the house to the rear and the extension now offers a wonderful sitting room which overlooks the garden.

On entering the house you step into a hallway which is central to the house with rooms either side, with tiled flooring and patterned glass over the doorway the original

period features are on show immediately. To the right of the hall is the lounge, with a large south facing bay window to the front and a window to the rear it is a light room, with wood flooring and a wood burning stove set into the chimney with the original fire surround in place. To the left of the hall is the dining room, again with a large south facing bay window to the front, wood flooring and a wood burning stove. From the dining room there is an open archway to the kitchen, fitted with wall and base units, a rangemaster cooker and a Belfast style sink it is very innkeeping with the period features of the house. From the kitchen the former window is open through to the sitting room which allows the light to travel right through the house. To the side of the kitchen is a good size utility room, fitted with ample base units in the same style as the kitchen. The current owner extended the ground floor accommodation and this now provides a sitting room, this lovely light room has French doors

opening to the rear garden and is a lovely space within the house.

The first floor accommodation offers two large south facing double bedrooms, both of which have en-suites. Both en-suites offer white suites, including baths and are well presented for sale. Also accessed off the first floor landing is a fifth single bedroom, which is currently being used as a home office. Accessed off the back landing is a separate WC and a walk in storage cupboard.

The second floor continues to impress with an extremely large master bedroom, with extensive fitted wardrobes and an en-suite shower room. There is a fourth double bedroom again with an en-suite shower room.

Outside

The front of the property is accessed via a pedestrian gate with a pathway to the front door. The enclosed front garden is lawn with a mature hedgerow forming the boundary. The large rear garden offers a flat lawn with a gravelled



seating area and detached brick store sheds. There is also a large, detached summer house. From the rear garden there is a pedestrian gate opening onto Park Road.

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 E.

Tenure

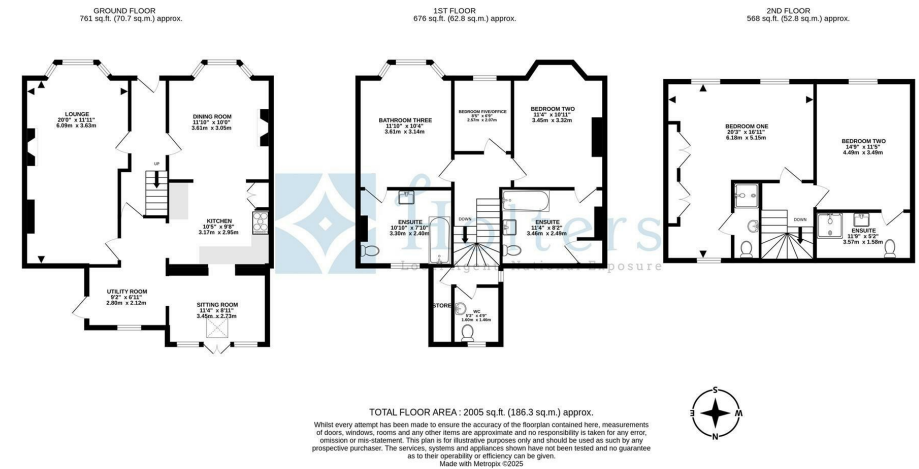
We are informed the property is of freehold tenure.

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 -
Holders 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 Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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