



Holters

Local Agent, National Exposure

**3 Railway Terrace, Builth Road, Builth Wells, LD2 3RH**

Offers in the region of £180,000



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# 3 Railway Terrace, Builth Road, Builth Wells, LD2 3RH

This charming character cottage has been lovingly maintained and updated to offer wonderful cosy accommodation, all a short drive from the market town of Builth Wells. With a large rear garden and garage it is a great opportunity for a first time buyer!

## Key Features

- Beautifully Modernised Character Cottage
- Part of a Small Friendly Community
- Offering Two Bedrooms
- Modern Shower room
- Large Lawn Rear Garden
- Fully Double Glazed
- Countryside Views to the Rear
- Detached Garage/Workshop
- EPC - F

## The Property

3 Railway Terrace is a beautifully modernised character property which is located in the semi-rural community of Builth Road. Builth Road adjoins the Heart of Wales railway line which offers fantastic commuting opportunities to North & South Wales. This property is an absolute gem!

The property has been well maintained throughout making it the wonderful, welcoming character property it is today. The cottage is double glazed throughout and benefits from LPG gas fired central heating. The ground floor accommodation offers a pleasant lounge, with a wood burning stove and a large window to the front providing a welcoming feel. With oak flooring is certainly sets the character feel the cottage has to offer. There is a kitchen breakfast room, with a

modern, tastefully fitted kitchen, offering ample fitted units with an integrated electric oven and hob. The room has ample space for a dining table, with a fitted under stair storage cupboard. The original quarry tiles floor again adds to the character and with two windows and a half glazed door to the rear, it offers a light aspect.

The first floor accommodation is again finished and decorated to a high standard, offering two bedrooms and a bathroom. From both bedrooms you overlook the front garden and you can enjoy a Birdseye view of the trains as they pass 4 times a day, perfect for a railway enthusiast! The spacious, modern shower room offers an impressive white suite, with a large walk-in shower. It has been extremely well presented for sale and enjoys a lovely outlook to the hills in the distance.

Externally the property has a gated access opening to the front garden which has a paved path to the front door. The front garden is mainly lawn with shrubs and borders. Immediately at the rear of the property is an enclosed yard, a vehicular right of way passes along the rear of the enclosed yard to the neighbouring properties and off this

track you have access to the detached garage/workshop. The large rear garden has been landscaped to offer a seating area, lawn and raised vegetable beds, which all back onto open fields. There is also access to additional storage under the garage. The rear garden is a lovely spot to enjoy the beautiful views.

## The Location

The property is located within a small community known locally as Builth Road. Within the community is a Railway platform, a playing field for the children and a bus stop. Builth Road is located a 2 mile drive from the market town of Builth Wells. 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

Builth Wells - 2.6 miles  
Llandrindod Wells - 7 miles  
Brecon - 19 miles  
Hereford - 43 miles

#### Services

We are informed the property is connected to mains water, electricity and drainage.

#### Heating

The property has the benefit of LPG gas fired central heating.

#### Council Tax

Powys County Council - Band B.

#### 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 (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

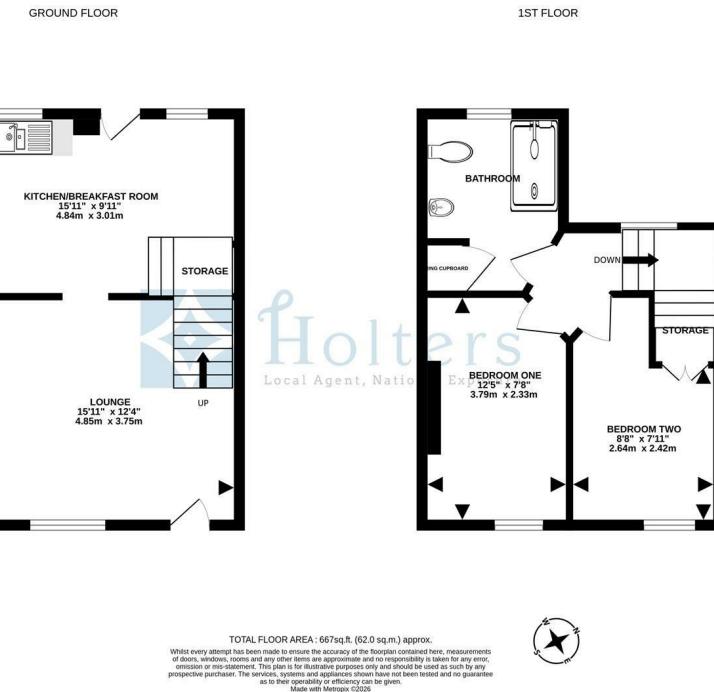
#### Wayleaves, Easements and Rights of Way

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.

#### 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 of 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 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.



TOTAL FLOOR AREA : 697 sq ft. (63.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 floorplan is a graphic representation and has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrux (2020)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	34
EU Directive 2002/91/EC			

