



Holters

Local Agent, National Exposure

20 Irfon Road, Builth Wells, Powys, LD2 3DE

Offers in the region of £292,500



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No strappy one liners needed here, just a wonderful family home in a superb location! Three bedrooms with a lovely garden. A MUST VIEW!

- A Stunning Semi-Detached Townhouse
- Large Open Plan Reception Room
- Pleasant Rear Garden
- In a Fantastic Location
- Extended to Provide Fantastic Kitchen/Dining Area
- Ideally located to the High School & Playing Fields
- Three Bedrooms plus Attic Space
- Bathroom & En-Suite Shower Room
- EPC E

The Property

20 Irfon Road is a beautiful semi-detached townhouse located in one of the most desirable locations within the popular town of Builth Wells.

The entrance hall leads into the lounge/dining room which is open plan, the space has a large window to the front and a wood burning stove. The kitchen is accessed off the dining room and has been extended to provide a stunning space within the house. The light space has a glazed oak framed floor to ceiling window that faces west flooding light into the kitchen. The kitchen is fitted with modern white units and has a central serving island/dining area. From the kitchen you have access into the rear garden and a door leads into the utility room. It is a useful utility room that houses the gas fire boiler.

The first-floor accommodation offers three bedrooms, two of which are large doubles and the third a large single. Off the master bedroom you have access to an en-suite shower room which has been a great addition to the accommodation. On the landing you have an under-stair storage cupboard and a stair which leads to the third floor, which offers an attic space.

Externally the property has a lovely south facing rear garden which sees the sun most of the day, it has a great play area for children, which can stay if required! There is also a good-sized workshop/garden shed tucked away in the corner.

A fantastic house in a great location!

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 - 41 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.

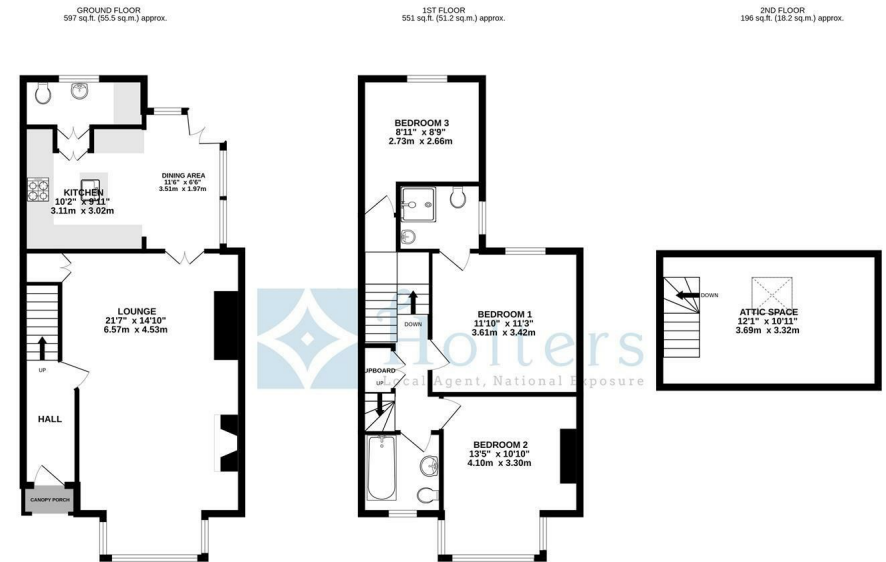
Consumer Protection

Consumer protection from unfair trading regulations 2008 - 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 and do not constitute part of an offer or co 2. All descriptions, dimensions, reference t condition and necessary permissions for us occupation, and other details are given wit responsibility and any intending purchase tenants should not rely on them as statem representations of fact but must satisfy themselves by inspection or otherwise as t correctness of each term of them. 3. The v or lessors do not make or give, and neither Holters for themselves nor any person in t employment have any authority to make c any representation or warranty whatever relation to this property.

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: 1344 sq.ft. (124.9 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 services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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