



22 Glandwr Park, Builth Wells, LD2 3DF

Offers in the region of £265,000



Holters
Local Agent, National Exposure

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A lovely two bedroom detached bungalow in a highly sought after area of Builth Wells. Well presented & maintained, available with no onward chain & ready to move straight into.

Key Features

- Superb Detached Bungalow
- In a Highly Sought After Area
- Well Maintained & Presented
- Ready to Move Straight Into
- No Upward Chain
- Two Bedrooms
- Fully Double Glazed
- Modern Kitchen & Bathroom
- Detached Garage & Off Road Parking
- Enclosed Rear Garden
- EPC - D

The Property

22 Glandwr Park is a lovely two bedroom detached bungalow which is located in a highly popular residential area. Glandwr Park is well placed with a flat level walk to the nearby health centre, it is within a level walk of the town centre and with river walks on your doorstep it is easy to see why it is so popular. The bungalow itself is available to purchase with no upward chain, it has been well maintained and

improved over the years and is also well presented for sale. Double glazed throughout with a modern mains gas boiler.

As you enter the property you step into the main reception room offering a lounge and dining area which has been extended, with a window to the side and French doors opening to the rear garden. The kitchen has been updated and is fitted with ample wall and base units and is extremely well presented for sale. An internal hallway leads to the two bedrooms and bathroom, both bedrooms are doubles with the master also have the benefit of fitted wardrobes. The shower/wet room is fitted with a modern white suite, again extremely well presented for sale.

Externally there is a side storage room by the front door, handy for dirty boots and wet coats before you step inside.

There is a detached garage which has the benefit of plumbing and a fitted WC. The enclosed rear garden is paved entirely, making it extremely low maintenance. This area can also be accessed off the main reception room and is a real sun trap... when we eventually see some sun!

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 - 9 miles
- Brecon - 18 miles
- Hay-on-Wye - 20 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

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

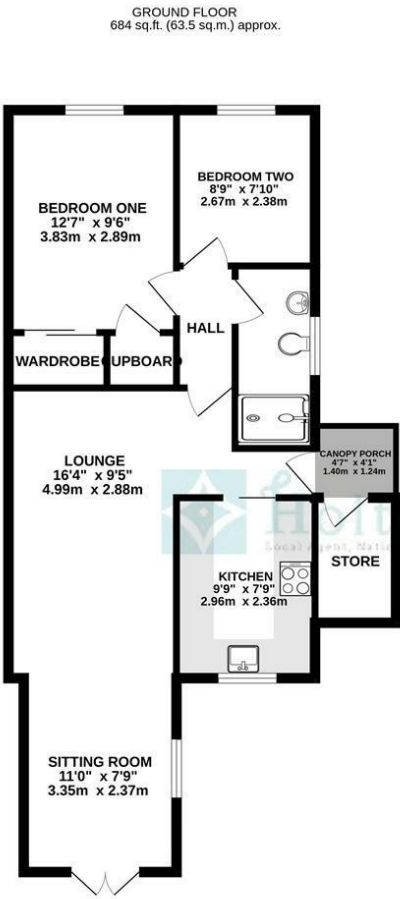
agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 who agents they are give notice that: 1. These particulars are set out as a general outline 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.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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 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		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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