



Holters

**3 Glan Wye View Llanfared, Builth Wells, Powys, LD2 3UF**

**Offers in the region of £180,000**



Holters  
Local Agent, National Exposure

### 3 Glan Wye View Llanfaredd, Builth Wells, Powys, LD2 3UF

Looking for a project to keep you busy over the winter?! Well look no further! With bags of potential to make into a lovely home.

#### Key Features

- Three Bedroom Semi-Detached House
- In Need of Complete Refurbishment
- Huge Potential
- Off Road Parking
- Large Rear Garden
- Backing onto Open Fields
- No Upward Chain
- Located Two Miles from Builth Wells
- In a Small Community
- EPC - F

#### The Property

3 Glan Wye View is a three bedroom semi-detached house, located in a small community a two mile drive from the market town of Builth Wells. The property is in need of complete refurbishment and offers huge potential to finish to your own taste! Internally the accommodation offers a lounge, kitchen, conservatory and bathroom on the ground floor, the first floor offers three bedrooms two of which are doubles with the second bedroom having a lovely view across the open fields to the rear.

Externally the property has a large tarmac drive for parking, with a front garden currently grassed. The rear garden is again a great project for someone! The large area is grassed with original garden sheds, a greenhouse and backs onto open fields.

#### The Location

The property is located in the rural area of Llanfaredd with a handful of near neighbours, only 2 miles from the popular town of Builth Wells. The market town of Builth Wells (Llanfair ym Maullt) 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 miles  
Llandrindod Wells - 8.5 miles  
Brecon - 20 miles  
Hereford - 40 miles

#### Services

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

#### Heating

The property has the benefit of ?????????????????? central heating.

#### Council Tax

Powys County Council - Band C

#### Tenure

We are informed the property is of freehold tenure.

#### Money Laundering Regulations

We will require prospective purchaser to produce two original ID documents for offer being accepted by the owners.

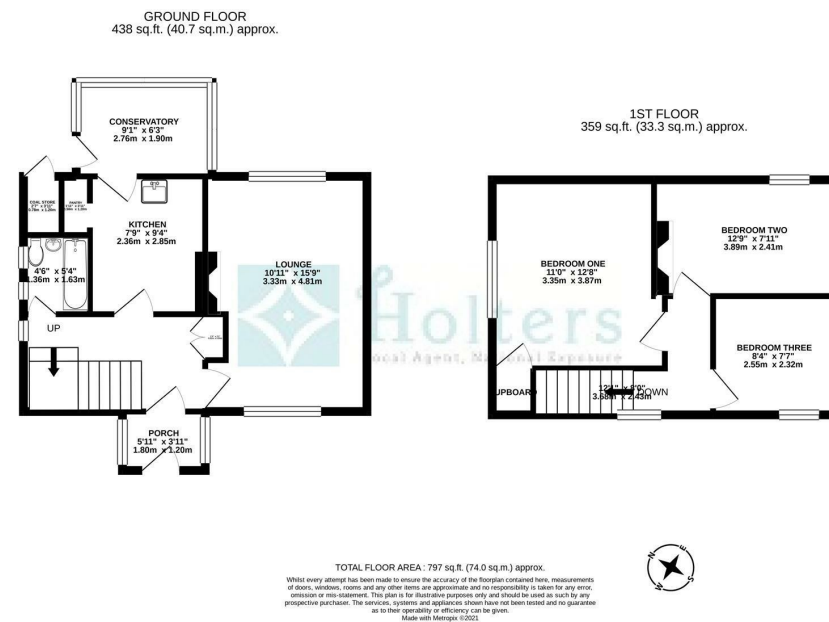
#### Consumer Protection



## 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 or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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