

Holters

16 Troed Y Bryn, Builth Wells, LD2 3FE

Offers in the region of £355,000



Holters
Local Agent, National Exposure

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This stunning, spacious detached family home is presented to an extremely high standard throughout! With flexible 3/4 bedroom accommodation it is ideal for a family and someone working from home.

Key Features

- Stunning Detached Family Home
- On A Popular Development
- Walking Distance to Town Centre
- Offering Flexible Accommodation
- Three Double Bedrooms
- Optional Fourth Double Bedroom or Study
- Extending to 1603 sqft
- Immaculate Throughout
- South Facing Garden
- Views to Hills
- EPC - C

The Property

16 Troed Yr Bryn is a fabulous detached property that has been well maintained and improved over the years. The spacious modern accommodation offers three double bedrooms, the current owners converted the integral garage to make an optional ground floor fourth bedroom if required. This room is currently being used as a home office.

A canopy porch leads to the front door which opens to the main hallway, which has a stair to the first floor and a door to the lounge and kitchen. Immediately the high standard of décor is on show that you will find throughout the house. The kitchen/dining room spans the width of the house, south facing and overlooking the rear garden the room offers plenty of space for a large

dining table. The kitchen is fitted with ample wall and base units with fitted appliances. A window and French door open to the rear garden which links the outside space well. The lounge is accessed via double doors off the dining room, with a window to the front it is again extremely well maintained and presented for sale. To the side of the kitchen is the utility room, again with fitted units and space for appliances. To the side is a useful ground floor WC. The former garage has been converted into a second reception room, ideal for someone working from home. The external door (although partially covered) is still in place should it need opening up for clients if required. This room is a great addition to the house and could be a great fourth double bedroom.

The first floor accommodation continues to impress with its size and finish. The master bedroom is a double with fitted wardrobes, views to the hills in the distance and access to an en-suite shower room which is fitted with a modern white suite. The second bedroom is an extremely large double again with a fitted double wardrobe, the third a double with a fitted wardrobe. The impressive family bathroom is again not only generous in size but finished to a high

standard with a superb modern white suite with a separate bath and large shower.

To the front of the property is a tarmac drive, with plenty of space to park at least 3/4 vehicles. To the rear, the well maintained south facing garden is well stocked with mature plants, with a lawn and large seating area accessed off the dining room French doors. To the side is the house is a detached garden shed, perfect for storage and gardening equipment.

Builth Wells write-up

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 - 40 miles
- Cardiff - 58 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 F.

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.

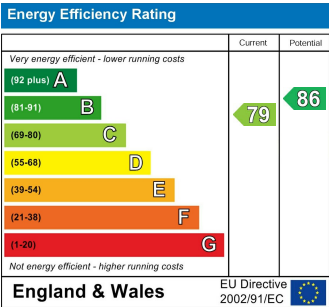
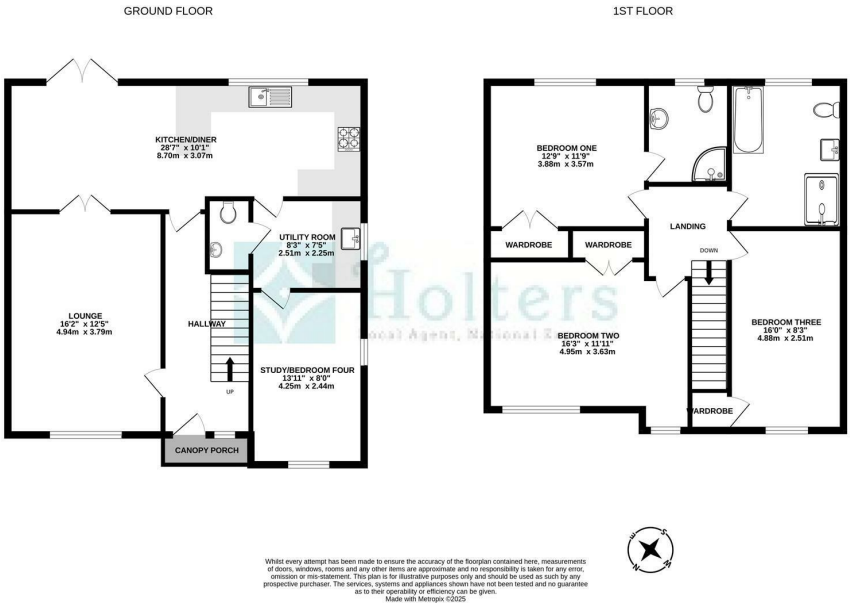
Consumer Protection

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 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 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.

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.





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