



Holters

Local Agent, National Exposure

Rivendell, 3 Tai Cae Mawr, Llanwrtyd Wells, LD5 4RJ

Offers in the region of £415,000



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If you are looking for a detached bungalow in Mid Wales then we think you might be hard pushed to find better! Maintained and presented to an extremely high standard this is a must for your viewing list!

Key Features

- A Superb Detached Bungalow
- Maintained and Presented to a High Standard
- Spacious Accommodation
- Three Double Bedrooms
- En-Suite and Family Bathroom
- Impressive newly installed open plan kitchen/dining room
- Garage & Ample Parking
- Landscaped Garden
- Popular Edge of Town Development
- UPVC Double Glazed
- EPC - C

The Property

As you approach the property a canopy porch opens to the main entrance hall. The large entrance hall certainly sets the spacious theme that continues throughout the property. With oak flooring and modern decor it is evident from the outset how well the property is maintained. To the right of the hallway is a light, spacious lounge, with a south facing window and a wood burning stove giving it a cosy feel. To the rear of the property is a recently fitted stunning white kitchen, with ample fitted units and appliances. An oil fired Rayburn which provides central heating, hot water, an additional cooking facility and sits within a feature fireplace and acts as a focal point in the room. French doors open to the rear garden and paved seating area. To the side of

the kitchen is a useful utility room with a separate WC to the side, with a fitted storage cupboard, containing an immersion heater for supplementary hot water.

The bungalow offers three bedrooms all of which are large doubles. The master bedroom again has a south facing window, giving it a light aspect and has an en-suite shower room to the side. The shower room is fitted with a large walk in shower and is extremely well presented for sale. The second bedroom is again a large double with a window overlooking the rear garden and is fitted with a large double wardrobe. The third bedroom also overlooks the rear garden and is again a large double room. The family bathroom is fitted with a white suite, with a bath and separate shower, again immaculately presented. The accommodation throughout has been finished and maintained to an extremely high standard, you can just move in and relax!

Accessed externally from a side canopy porch, which is adjacent to the utility room is the large single garage, which also is being used as a spacious workshop and plumbing for washing machine.

Outside

Externally the property offers a large

brick paved drive with ample space for numerous vehicles, which proceeds the attached garage, which has a vehicular door to the front and a pedestrian door to the side. The front area is mainly gravelled, with raised flowering beds. The side garden offers raised vegetable and flowering beds, with mature plants and shrubs. The rear garden offers a paved seating area, a large lawn and a garden shed. It enjoys privacy with a mature hedge forming the rear boundary with numerous mature shrubs and trees in place.

The Location

Llanwrtyd Wells is a small town in Powys, mid-Wales, on the River Irfon. With a population of 850, it claims to be the smallest town in Britain. The town is on the A483 between Llandovery and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd Wells grew as a spa town around the Ffynnon Ddrewllyd, which still exists. The town is the site of both the World Bog Snorkelling Championships and the annual Man versus Horse Marathon, as well as other annual events.

The market town of Builth Wells (Llanfair ym Mau) is a 20 minute drive away, 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.

Nearest Towns

Builth Wells - 13 miles
Llandrindod Wells - 18 miles
Llandovery - 11 miles

Services

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

Heating

The property has the benefit of oil 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

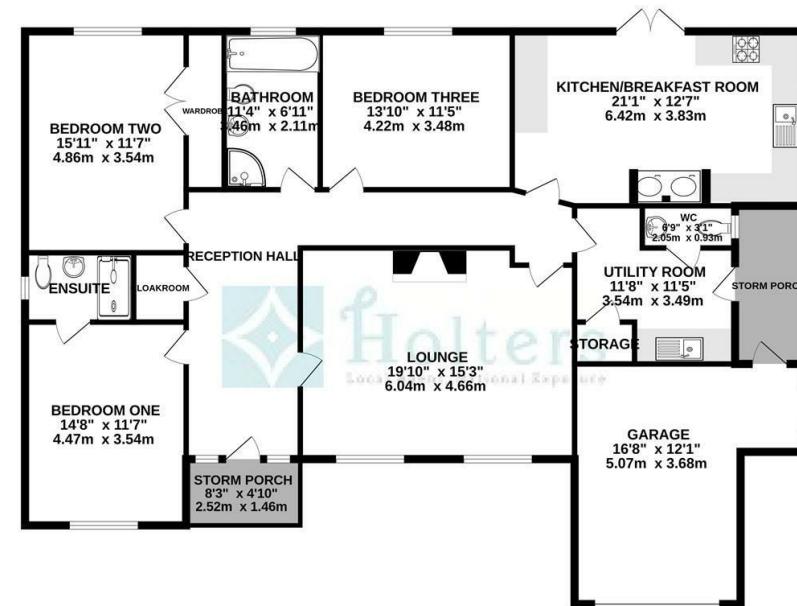
the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 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.

GROUND FLOOR
1854 sq.ft. (172.2 sq.m.) approx.



TOTAL FLOOR AREA : 1854 sq ft. (172.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floorplans are for guidance only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their working order can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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