



Holters

Local Agent, National Exposure

Aberannell Farm Bungalow Beulah, Llanwrtyd Wells, LD5 4UA

Offers in the region of £375,000



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Available with no upward chain, this spacious detached three bedroom bungalow is located in the popular village of Beulah, with large gardens and a rural outlook backing onto open fields.

Key Features

- A Spacious Detached Bungalow
- Backing Onto Open Fields
- Offering Three Double Bedrooms
- Two Reception Rooms
- Plus a Conservatory
- Bathroom & Modern En-Suite Shower Room
- In a Quiet Village Location
- With Walking Distance of the Shop
- No Upward Chain
- EPC - E

The Property

Aberannell Farm Bungalow enjoys a quiet location on the edge of the popular village of Beulah. Backing onto open fields you will be able to enjoy the rural outlook from both your front and back gardens. The property has been well maintained over the years and is available with no upward chain.

As you step into the property you enter via a covered porch into the main hallway. To your left is the lounge, this large room enjoys a lovely outlook over the front garden and has a fireplace to gather around in an evening. The room has an open archway to the dinning room which in turn leads

to the conservatory. West facing, enjoying the evening sun and has a lovely outlook over the rear garden. From the dining room a door leads into the kitchen, with ample fitted wall and base units and space for a breakfast table. Next to the kitchen is a rear entrance hall, which leads to a utility room with a useful WC.

The bungalow offers three generous double bedrooms, the master overlooks the front garden and has the benefit of an impressive en-suite shower room. With a modern white suite including a large walk-in shower it is a superb addition to the property. The second and third bedrooms are also good sized doubles and enjoy a pleasant outlook over the rear garden. The family bathroom is again well presented for sale with a modern white suite.

Outside

Externally the bungalow stands on a large plot with plenty of space to enjoy. Vehicular gates open to the tarmac parking and turning area, which proceeds the attached garage and carport, providing parking for a number of vehicles. The well maintained gardens offer

large lawns, with mature shrubs and hedges. The bungalow is slightly set back and gives plenty of space at the front to enjoy. The rear garden offers another lawn, with a paved seating area and a greenhouse for those keen gardeners.

NOTE

The adjoining land owner has planning permission for two dormer bungalows that will follow in line along the roadside.

The Location

The village of Beulah has a great community feel with a village shop and filling station central in the village. The Trout Public House is well known in the area for its food. Nearby is the town of Llanwrtyd Wells. With a population of just 850, it is the smallest town in Powys and claims to be the smallest town in Britain. The town is on the A483 between Llandoverly 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 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 250,000 visitors to the town each year.

Nearest Towns

- Llanwrtyd Wells - 4 miles
- Builth Wells - 9 miles
- Llandrindod Wells - 13.5 miles

Services

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

Heating

The property has the benefit of LPG Gas fired central heating.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

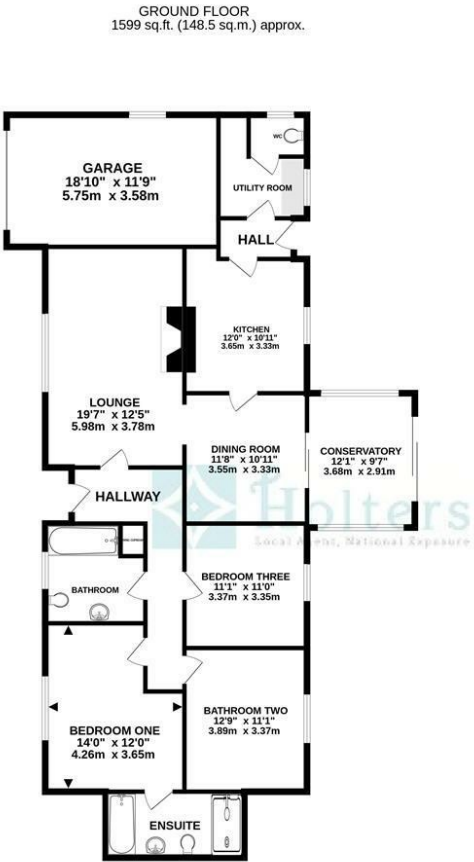
Consumer Protection

Consumer protection from unfair trading

regulations 2008 -
Holders 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 on for the guidance of intended purchasers or les and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use or 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 Holders 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.

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.



TOTAL FLOOR AREA: 1599 sq.ft. (148.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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