



8 The Strand, Builth Wells, Powys, LD2 3BH

Offers in the region of £230,000



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This may not be the Strand in London but we'd much rather be in the quiet mid-Wales market town of Builth Wells, overlooking the rugby pitch towards the river views anyway!

Key Features

- Superb Family Home
- In a Prominent Town Location
- Overlooking the Groe Playing Fields
- Close to Town Centre & River Walks
- Seven Bedrooms
- Bath & Shower Room
- Three Reception Rooms
- Rear Garden
- EPC D

The Property

8 The Strand is a substantial, seven bedroom period townhouse which stands in an imposing position overlooking the Groe playing fields within the market town of Builth Wells. With spacious accommodation over three floors to include three reception rooms and seven bedrooms you will certainly not be tripping over one another!

As you enter the property you step into an entrance vestibule, with original glazed window panels and doors to the main hall. The hall certainly sets the theme with high ceilings and original architraves on show! The original stair leads to the first floor and

there is a doorway which leads to the cellar. (NOTE We have been informed that the cellar floods when the water level rises). The lounge is to the front of the property, with high ceilings and a huge double glazed window overlooking the Groe playing fields towards the river. It is a light, spacious room with a feature fireplace set into the chimney breast. A dining room provides a second reception room again with high ceilings and a feature fireplace. The kitchen is at the rear of the house, fitted with ample kitchen units and a central preparation island, there is a window and door to the rear and an internal door leading to a utility room with a separate WC. To the side of the kitchen there is an impressive open plan sitting room which is extremely light with velux windows above and French doors to the rear. The sitting room links the kitchen and dining room well making it a great space within this house for a family.

The first floor accommodation continues the spacious theme, with three double bedrooms and

a generous single, there is a family bathroom offering a white suite with a separate shower. As you climb the stair to the second floor on the half landing there is a small hatch door to an extremely useful loft storage area. The second floor offers three bedrooms all of which are doubles and a shower room again with a white suite.

Externally the property has a good sized, flat lawn garden, with a large paved patio perfect for a family! A side gate leads to a pedestrian right of way which in turn leads towards the High Street.

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 - 8 miles
 Brecon - 17 miles
 Hay on Wye - 19 miles
 Hereford - 40 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 E.

Tenure

We are informed the property is of freehold tenure.

NOTE

The property has a large cellar and we have been informed by the sellers that it floods.

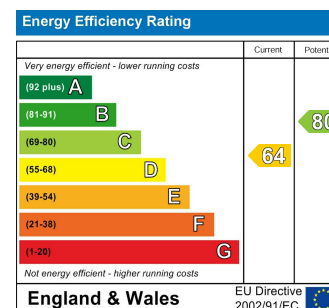
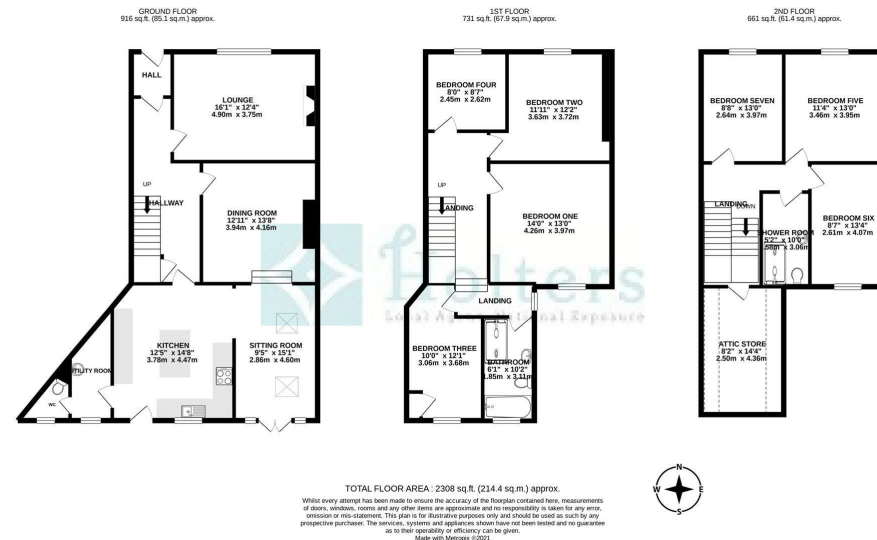
Money Laundering Regulations

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

Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holders 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 contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use, occupation, and other details are given with responsibility and any intending purchaser 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 Holders for themselves nor any person in their employment has any authority to make or any representation or warranty whatever in relation to this property.





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