

Holters

Local Agent, National Exposure

Heather Bank Irfon Road, Builth Wells, LD2 3DE

Offers in the region of £385,000



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This is an absolute one off! A Stunning individually designed, extremely large two bedroom bungalow in a fantastic location within the town. A MUST VIEW!

Key Features

- Stunning Individually Designed Bungalow
- In Highly Desirable Location
- Spacious Accommodation
- Offering Two Double Bedrooms
- Large Bathroom & En-Suite
- Immaculate Throughout
- Enclosed Rear South Facing Garden
- Large Integral Garage
- Vacant Possession from 1st May 2025
- Off Road Parking
- No Upward Chain
- EPC - C

The Property

Heather Bank is an extremely impressive, modern detached two bedroom bungalow located in a prime residential area within the town of Builth Wells. Built in 2008 the property has been extremely well maintain since, it is fully double glazed has all UPVC soffits and fascia's and benefits from a modern mains gas central heating system. You can just move in and relax! Vacant possession from 1st May 2025

A canopy porch leads to the front door and as you step inside you enter the main hallway which certainly sets the theme of the spacious accommodation that is on offer. There is a fitted wardrobe and storage cupboard in the hallway for coats and

shoes. On the right hand side of the hallway are the kitchen and lounge both south facing and overlooking the rear garden. The lounge is a light room with a double aspect, with a feature fireplace acting as a focal point. The kitchen dining room is again an extremely light room with patio doors opening to the rear garden. Fitted with a tasteful kitchen with ample fitted wall and base units which forms a breakfast bar area, with ample room for a dining table. Accessed off the kitchen is a utility room, this large room is again fitted with ample units with an external door to the side.

The master bedroom is a large double room, with a triple fitted wardrobe, is also benefits from an en-suite shower room which is fitted with a modern white suite. The second bedroom is again a large double with fitted double wardrobes. The family bathroom offers a spacious room with a modern white suite, with a separate bath and shower. The entire property is extremely well presented for sale.

Outside

The main access to the property is off the road to Glandwr Park and provides a brick paved vehicular access which offers parking for 2/3 vehicles and proceeds the garage. A pedestrian gate and path leads from

Irfon Road and flanks the front garden which is mainly lawn with establish flowering beds and borders.

A gated access leads to the south facing rear garden, this large private space enjoys the sunny aspect from a large, paved seating area which is accessible off the kitchen/dining room. The rear garden is mainly lawn, again with plants and shrubs and established trees giving privacy from neighbours.

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 - 9 miles
Brecon - 18 miles
Hay-on-Wye - 20 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating. Fitted solar panels.

Council Tax

Powys Coubnty 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.

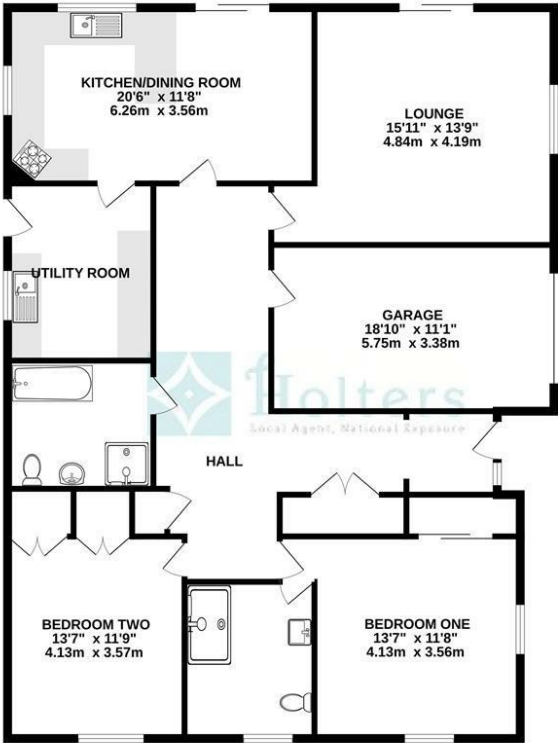
Wayleaves, Easements and Rights of Way

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.

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.

GROUND FLOOR
1725 sq.ft. (160.3 sq.m.) approx.



TOTAL FLOOR AREA: 1725 sq.ft. (160.3 sq.m.) approx.
Whilst 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	79	
(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	

