



Holters

Local Agent, National Exposure

Ty Coch, Dyffryn Road, Llandrindod Wells, LD1 6AN

Offers in the region of £295,000



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A fantastic opportunity to acquire a lovely four bedroom family home with a great rear garden and garage. Located in a popular residential area and available with NO UPWARD CHAIN.

Key Features

- Lovely Family Home
- Available with No Upward Chain
- Four Bedrooms
- Two Reception Rooms
- Plus Large Conservatory
- UPVC Double Glazed
- In a Popular Residential Area
- Superb Rear Garden
- Attached Garage & Parking
- EPC - C

The Property

The sale of Ty Coch offers a fantastic opportunity to acquire a lovely family home that is located on Dyffryn Road, a popular residential area within the town of Llandrindod Wells. This detached brick built house stands prominently on the street, with a brick paved driveway providing off road parking and proceeding the attached single garage.

A canopy porch and front door open to the main hallway which gives access to most of the ground floor rooms and a stair leads to the first floor. The main reception room is a pleasant size with a coal effect feature fireplace. From the lounge you have access into the wooden conservatory which is a super room that overlooks the rear garden. Adjacent to the lounge is a handy ground floor a shower room which is fitted with a well maintained white suite. On the right hand side of the hallway is the dining room which in turn is open plan to a sitting room, again with a coal effect feature fireplace and a nice outlook over the rear garden. There is a handy walk in storage cupboard accessed off the dining room. The final room on the

ground floor is the kitchen, fitted with modern units, with a cooker point, plumbing for a washing machine and a modern wall mounted gas builder. From the kitchen there is an external door to the rear garden.

The first floor offer four bedroom is total, three of which are doubles with bedrooms one and two having a pleasant outlook over the rear garden. Bedroom four is a singe and the family bathroom is fitted with a white suite with a shower over the bath.

Outside

A pedestrian gate and path lead to the front door with a brick paved drive proceeding the attached single garage. A further paved path and gated access opens to the rear garden which is a fantastic space. Mainly lawn with mature plants and shrubs, the garden offers vegetable beds and a greenhouse. There is a decked seating area to the side of the conservatory with a walkway down to the lawn. This superb garden is perfect for a family or a keen gardener.

The Location

Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the

Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and



international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

Nearest Towns

Builth Wells - 8 miles
Rhayader - 11 miles
Newtown - 26 miles
Hereford - 42 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.

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.

Referral Fees

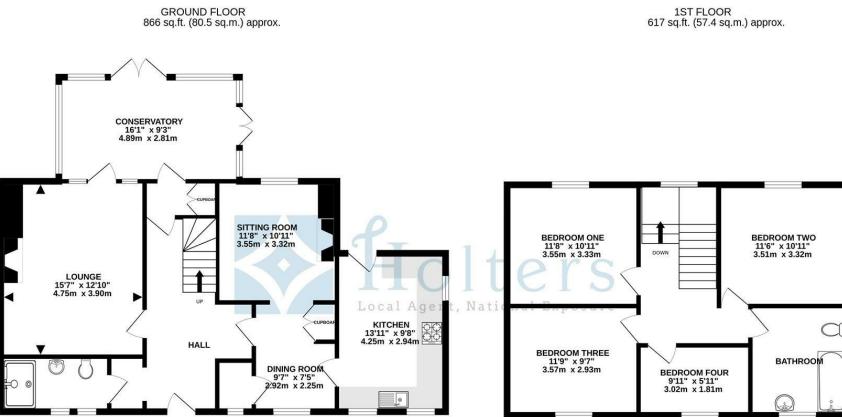
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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 vendors 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.



TOTAL FLOOR AREA: 1494 sq.ft. (137.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and may not have been used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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		
(69-80) C	69	76
(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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