



**24 Parc Yr Irfon, Builth Wells, Powys, LD2 3NG**

**Offers in the region of £485,000**



**Holters**  
Local Agent, National Exposure

## 24 Parc Yr Irfon, Builth Wells, Powys, LD2 3NG

Parc your property search..... here it is! This fantastic family home is certainly one you don't want to miss! With well maintained, spacious accommodation, great gardens and unbeatable views this wont be on the market for long.

### Key Features

- A Wonderful Family Home
- Maintained & Presented to a High Standard
- Extended Accommodation
- Offering Four Bedrooms
- Bathroom & En-Suite
- Three Reception Rooms
- Superb Views From Rear Garden
- Garage & Ample Parking
- Close to Golf Club
- No Upward Chain
- EPC TBC

### The Property

24 Parc Yr Irfon is a wonderful family home that is located in a highly desirable residential area on the edge of Builth Wells. With the Golf Club, river walks and wonderful views all around its easy to see why it is so popular! The property has been extremely well maintained over the years and it has been extended to provide the most comfortable four bedroom accommodation.

As you enter the house you step into the hallway, with a stair to the first floor and storage under there are doors to both the

lounge and dining room. The lounge is a great space for a family, the room is open plan to the sun room. You are just drawn into the sun room which overlooks the rear garden and has stunning far reaching views.

The dining room offers a tiled floor with a window overlooking the rear garden and is again open plan to the kitchen. The kitchen is fitted with ample wall and base units, with integrated appliances to include there is a double oven/grill, electric hob with extractor, wine cooler and dishwasher. There is a breakfast bar area which is well placed close to the dining room. Off the kitchen there is a rear hall which in turn has an external door to the rear garden, access to a handy WC and the utility room. The remaining part of the ground floor is the integral garage, with a vehicular door to the front.

The first floor accommodation continues to impress. The master bedroom is in the extended part of the house, a large double with extensive fitted wardrobes. There is a Juliet balcony with

French doors opening inwards making it a light space and enjoying the views. There is an impressive en-suite with a white suite offering a separate shower and bath. Bedrooms two and three are good sized doubles, with bedroom two having a built in double wardrobe. Bedroom four again a double with a fitted wardrobe. There is a very useful study which could also be used as a walk-in wardrobe as it is next to the master bedroom. The family bathroom is again well presented for sale, with a white suite with a separate bath and shower.

Externally the property offers ample off road parking for 3 vehicles which proceeds the integral garage. The front garden is open plan and laid to lawn, with flower beds and borders. There is a canopy porch leading to the front door. The rear garden offers a large paved seating area, a lovely flat lawn for children to play and all with stunning views to admire! With a decked seating area, flowering beds and a garden shed.



**The Location**

The market town of Builth Wells (Llanfair ym Maullt) 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 mains water, electricity and drainage. Oil central heating.

**Heating**

The property has the benefit of oil fired central heating.

**Council Tax**

Powys County Council - Band F.

**Tenure**

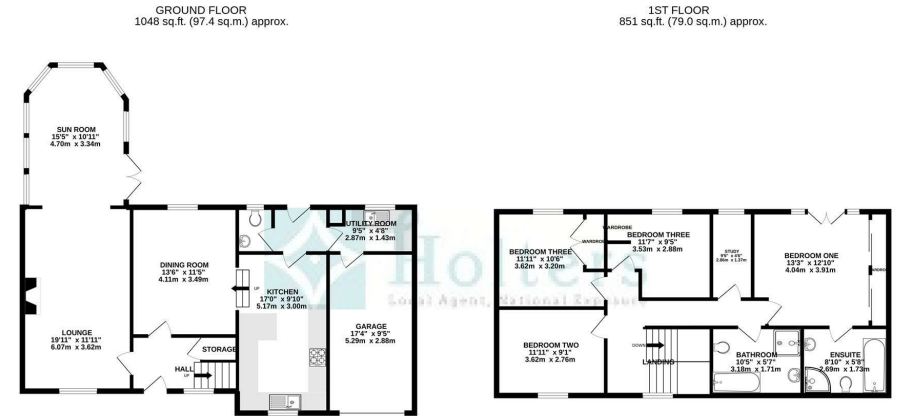
We are informed the property is of freehold tenure.

**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 -  
 Holters 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 or occupation, and other details are given with responsibility and any intending purchaser or tenants should not rely on them as statements 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 Holters for themselves nor any person in their employment has any authority to make or any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA - 1899 sq.ft. (176.4 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. 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			
(69-80) C		67	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	

