



**Holters**

Local Agent. National Exposure.

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

**Offers in the region of £325,000**



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

Parc up and take a look at what your new home looks like! This lovely three bedroom bungalow enjoys a superb setting backing onto open fields.

### Key Features

- A Superb Link-Detached Bungalow
- In a Sought-After Location
- With No Upward Chain
- Well Presented & Maintained
- Three Bedrooms
- Modern Oil Fired Heating
- UPVC Double Glazing
- Level Gardens
- Backing onto Open Fields
- Ample Parking & Garage
- EPC - TBC

### The Property

As you enter the property you step into a side porch which in turn leads into the hallway. In the hall the first door on your left turns into the kitchen, with fitted wall and base units and a window to the side it is a light room with double doors open into the lounge. The lounge has an oak floor and doors into the conservatory to the side. There are double glazed doors opening to the rear garden and has lovely views overlooking the fields to the rear. To the side of the lounge is a small conservatory ideal to enjoy the summer sun!

Accessed off the main hall are

three bedrooms, two of which are doubles. The main bedroom has extensive fitted wardrobes and the second has an en-suite WC and shares the same rural views as the lounge. The third bedroom is a generous single. The family bathroom is fitted with a white suite with a shower over the bath and is well presented for sale. The bungalow offers a useful study which leads to the utility room. From here you have access to the integral garage and a door to the rear garden.

### Outside

To the front of the house is a tarmac & gravelled parking area which proceeds the garage. A paved path leads to the side entrance porch and there is a lawn front garden with mature plants and shrubs. A timber gate opens to the side and rear garden which is mainly lawn with a paved seating area. The garden backs onto open fields and provides a lovely rural setting!

### The Location

The market town of Builth Wells (Llanfair ym Mau) 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.

### Heating

The property has the benefit of oil fired central heating.



## Council Tax

Powys 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.

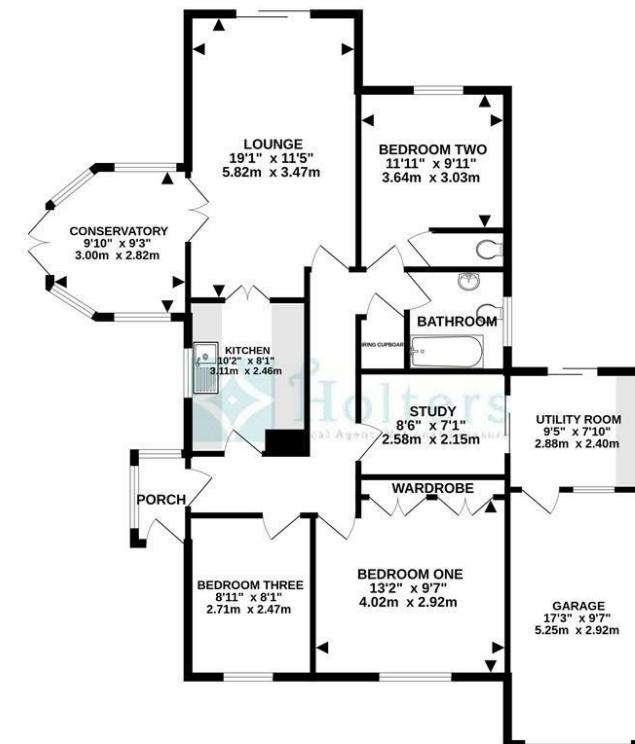
## Consumer Protection

Consumer protection from unfair trading regulations 2008 -

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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 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  
1229 sq.ft. (114.2 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 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, fixtures and fittings shown have not been tested and no guarantee is given as to their operability or efficiency on delivery.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		79
(81-91) B		62
(69-80) C		
(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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