

Holters

Local Agent, National Exposure

3 Irfon Road, Builth Wells, Powys, LD2 3DE

Offers in the region of £335,000



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This superb four bedroom family home is located in one of the best locations in town, with the playing fields, High School and River walks all on your doorstep! With a lovely garden and an impressive detached garage!

Key Features

- Superb Four Bedroom Family Home
- Well Presented and Maintained
- Modern Kitchen & Bathroom
- Located in one of the Best Locations in Town
- Large Flat Family Garden
- Impressive Detached Garage/Workshop
- Short walk to the High School
- Close to the Playing Fields
- No Upward Chain
- EPC tbc

The Property

Irfon Road or the Broadway area of Builth has always been known as one of the best locations in the town. No3 Irfon Road really does offer a family the opportunity to acquire a lovely property. The double fronted house offers 4 bedrooms, with 2 receptions either side of the entrance hall and is well complimented externally by off road parking, an impressive garage/workshop and a super flat garden, with a large lawn and a paved seating area.

On entering the house you step into the hallway with stair to the first floor, you will find the lounge

and sitting room on either side of the hall. Both of similar size and both with south facing bay windows to the front, allowing light to flood in. The kitchen and utility rooms are to the rear, the kitchen has been updated and offers modern wall and base units and fitted appliances. There is a useful utility room, with a handy ground floor W.C and an external door to the rear garden. The first floor accommodation continues with the light aspect, off the landing you access all four bedrooms, three doubles with a large single and a great sized family bathroom. The bathroom has been updated with a modern suite with a separate bath and shower and is beautifully presented.

Outside

Externally the property offers a great space for the family. Ample parking and a great garage/workshop (6.58m x 6.12m) a paved seating area and a super space for children with a flat lawned garden and play area. The garden really compliments the house well, ideal for children being safe and secure at the rear

of the property. The garage, which is an impressive building is a super workspace for a tradesman, a car enthusiasts or just for additional storage. If you looking for a family home with a good garden and garage, this might well be the one for you!

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
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

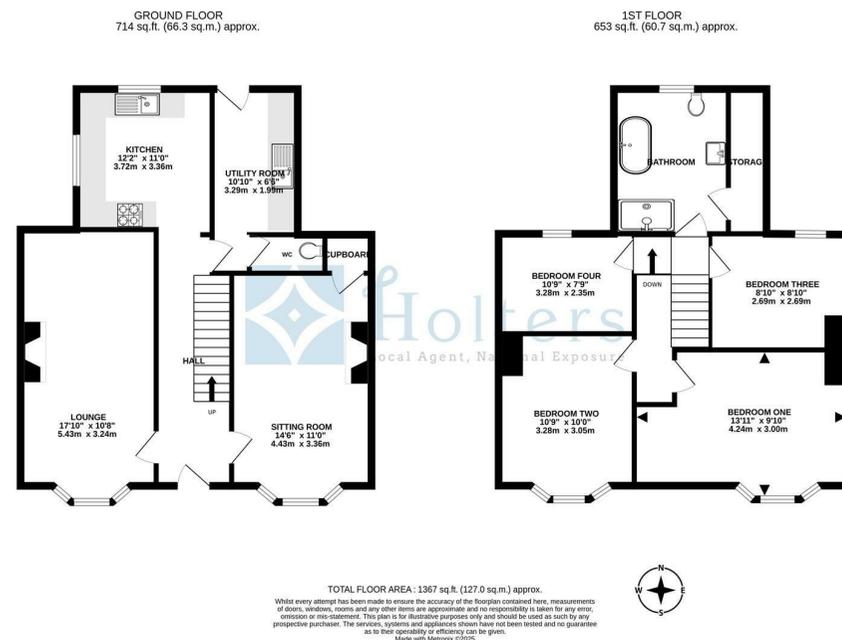
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.

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 -
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 in 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 Holders 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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