



Holters

Local Agent, National Exposure

34 Guidfa Meadows, Crossgates, LD1 6RY

Offers in the region of £269,000



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This charming semi-detached three bedroom house, offers cosy, well maintained accommodation throughout. With modern kitchen, bathroom & en-suite. In a quiet, yet convenient village location.

Key Features

- Charming Semi-Detached Property
- In a Convenient Village Location
- Three Bedrooms
- Modern Kitchen, Bathroom & En-Suite Shower Room
- Fully Double Glazed
- Oil Fired Central Heating
- Garage, Workspace/Utility Room
- Pleasant Rear Garden & Detached Garden Shed
- EPC - D

The Property

34 Guidfa Meadows is a charming semi-detached, three bedroom house that has been extended to offer well maintained three bedroom accommodation. The property is fully UPVC double-glazed and benefits from oil fired central heating.

As you enter the property you step into an entrance porch which ns turn opens to the kitchen/dining room, this light room is open plan and certainly sets the modern, well maintained theme you will find throughout the property. The modern kitchen is fitted with ample wall and base units with integrated appliances and a breakfast bar seating area. There is ample room for a dining table and the room is open plan to the lounge, flooding light through and with French doors opening to the rear garden. An inner

hallway has fitted storage shelving and a door to both the ground floor WC and office/utility room. The bathroom is fitted with a modern white suite and is well presented for sale. A unique feature of the property is the large workshop/office and utility space to the side. This large room offers flexibility for a number of uses and is a great addition to the property.

The first floor accommodation offers three bedrooms with a family bathroom room and an en-suite shower room. The master bedroom is a super room, with fitted wardrobes, a vaulted ceiling and a well presented en-suite shower room to the side. The second and third bedrooms are doubles and the main bathroom is fitted with a modern white suite, with a separate shower.

Externally the property offers ample off road parking to the front. The pleasant enclosed rear garden offers a paved seating area, lawn and a substantial detached workshop/shed.

The Location

The property is located in the Mid Wales village of Crossgates, which offers a close knit community and has facilities to include a petrol station, cafe, shop as well as a primary school

and proves a very popular village to live.

The village is located a 5 mile drive from the town of 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. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses. 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

- Llandrindod Wells - 3.4 miles
- Builth Wells - 13 miles
- Newtown - 23 miles
- Hereford - 38 miles

Services

We are informed the property is connected to mains water, electricity ad drainage.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band D.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we

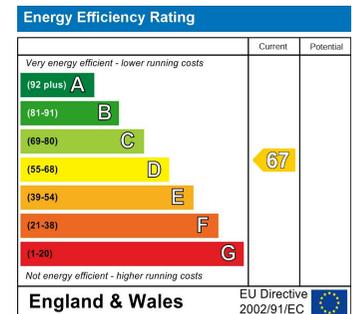
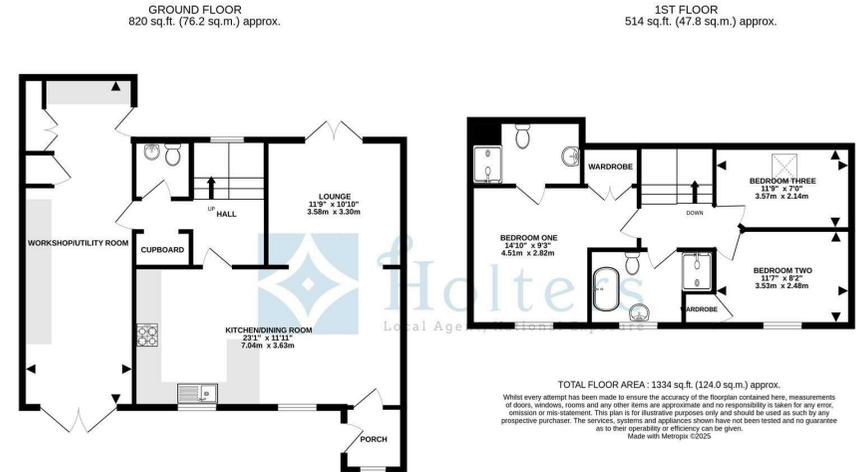
are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being 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 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.





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