



Holters

4 Church Land, Llanyre, LD1 6DX

Offers in the region of £399,950



Holters
Local Agent, National Exposure

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Not all of us go to Church but it'll be a real sin if you don't make sure this fabulous property isn't on top of your viewing list! Introducing 4 Church Land in the desirable village of Llanyre.

Key Features

- Stunning Detached Family Home
- Modernised Throughout
- Impressive Kitchen & Bathroom Suite
- Four Double Bedrooms
- Two Reception Rooms
- Ground Floor WC & Large Utility Room
- Impressive Rear Garden
- With Paved Seating Area and Large Lawn
- Backing onto Open Fields
- Edge of Village Location
- EPC - C

The Property

4 Church Land is a superb detached family home that is located in the desirable village of Llanyre just 2.6 miles from the Spa town of Llandrindod Wells. The property has been modernised over the years and is extremely well presented for sale.

As you approach the house there is a large tarmac driveway which provides parking for 3/4 vehicles, a gated access leads to the rear garden, with an impressive paved seating area to sit and relax, together with a large lawn which backs onto open fields. The sellers purchased additional land at the rear of the existing garden which has been landscaped and now provides a wonderful space for the family to enjoy.

As you enter the property from the front a canopy porch gives shade as you step into the main hallway, from the hall there is a stair to the first floor with storage under and a useful ground floor WC. On the right of the hallway is the main reception room, the large room

runs the full depth of the house, with a lounge area with a bay window to the front and a dining area to the rear, with French doors which open to the rear garden. Also accessed off the hall is the kitchen which has been updated with impressive, modern units with a doorway leading straight into the large utility room, with matching units and fitted appliances. From the utility you have an external door to the rear garden and an internal door to the second reception room which is perfect for children or someone working from home.

The first floor accommodation continues to impress, offering four double bedrooms. The master bedroom has two fitted double wardrobes and an en-suite shower room. Bedrooms two, three and four are all doubles with fitted wardrobes in bedrooms two and three. The rooms at the rear of the house enjoy a lovely outlook over the rear garden and across the fields behind. The family bathroom is fitted with a modern white suite which is well presented for sale.

The Location

The popular village of Llanyre offers a great community spirit, with a thriving public house and church in the village it has always proved a very popular village over the years. The nearby 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 afield 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 - 2.6miles
- Builth Wells - 9.6 miles
- Rhayader - 8.4 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band tbc

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.

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 - 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.



