



**Holters**  
Local Agent, National Exposure

**Vern Dale Erwood, LD2 3EX**

**Offers in the region of £169,995**

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## Vern Dale Erwood, LD2 3EX

When Old meets New! This charming character cottage has been fully refurbished but maintains its lovely character features! With a rear garden and off road parking, it really is a little gem.

### Key Features

- Charming Character Cottage
- Perfect for a First Time Buyer or Investment
- Fully Refurbished Throughout
- Two Bedrooms
- Modern Kitchen & Bathrooms
- Stone Fireplace & Wood Burning Stove
- Rear Courtyard Garden
- Off Road Parking for 2 Vehicles
- Fully Double Glazed
- EPC - E

### The Property

Vern Dale is a charming two bedroom character cottage that is located within the popular village of Erwood. Fully refurbished by the previous owners the property offers the modern comforts but yet retains mainly of its original character features. For ease the owner uses the rear entrance as it is close to the parking at the back so we'll start the tour there!

As you enter the cottage you step into a large rear porch/utility room which offers ample room for additional appliances and is certainly a great additional to the property. From there you step

into the kitchen, fitted with modern units with a wood finish worktop and electric oven, hob and extractor hood. From the kitchen a stair climbs to the first floor and there is also ample room for a dining table. To the front of the cottage is the lounge, a cosy room with light flowing through to the kitchen. There is a fitted wood burning stove set into a stone fireplace.

The first floor offers two bedrooms, the main a double and the second a generous single, both with exposed ceiling timbers. The shower room is fitted with a tasteful, modern white suite which is well presented for sale. The cottage is fully double glazed, with modern electric wall mounted heaters, meaning you can move straight in and relax!

Externally the property is again finished to a high standard, with a paved seating area, with storage, a raised garden area fitted with artificial grass which is a perfect place to sit in the summer months. A great asset to the property is the off road parking for two vehicles.

### The Location

Erwood is a rural village located in the Wye Valley surrounded by countryside. The village has a local pub and village hall which forms the centre of the local community. The village is located in what is arguably some of the most beautiful countryside in the United Kingdom. A 5-10 minute drive away is Builth Wells, it 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

Builth Wells - 8 miles



Hay-on-Wye - 12 miles  
Brecon - 13 miles  
Hereford - 34 miles

#### Services

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

#### Heating

The property has the benefit of electric heaters.

#### Council Tax

Powys County Council - Band

#### Tenure

We are informed the property is of freehold tenure.

#### NOTE

The rear garden is subject to a pedestrian right of way for the adjoining property.

#### 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

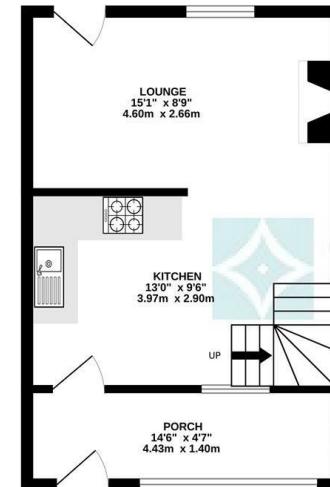
Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Consumer Protection

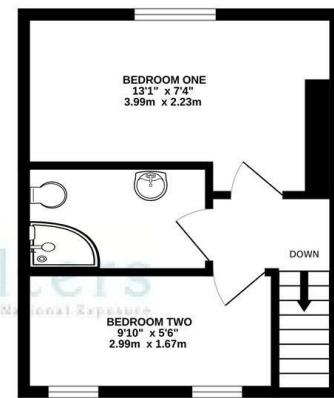
Consumer protection from unfair trading regulations 2008 -

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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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 equipment shown have not been tested and no guarantee is given as to their operation or efficiency. No warranties are given.  
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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| (92 plus)                                   | A |                         | 92        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         | 52        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

