



Holters

Local Agent, National Exposure

**23 Troed Y Bryn, Builth Wells, LD2 3FE**

**Offers in the region of £229,950**



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## 23 Troed Y Bryn, Builth Wells, LD2 3FE

Wow take a look at this! There's always a shortage of modern three bedroom houses in Builth.... but guess what we've found one for you!

### Key Features

- Spacious Modern Townhouse
- On A Popular Development
- Edge of Town
- Three Bedrooms
- Open Plan Kitchen/Reception Room
- Bathroom & En-Suite
- Large Rear Decking Overlooking Stream
- No Upward Chain
- EPC B

### The Property

23 Troed Y Bryn is a fantastic, modern three bedroom semi-detached house situated on a popular development on the outskirts of Builth Wells. As you enter the house, there is a useful WC to your left, a stair to the first floor and two doors which lead into the open plan kitchen and lounge. This huge space offers a modern design, with ample fitted wall and base kitchen units with integrated appliances. The room is extremely light with windows to the front and back. There are also French doors opening onto the rear decked seating area.

The first floor accommodation

offers three bedrooms, two of which are large doubles, the master bedroom having a large wardrobe with hanging rails and an en-suite shower room. The third bedroom is a large single and there is a family bathroom fitted with a modern white suite.

Externally the property benefits from parking for two cars. Steps descend to the house and there is a path leading to the rear which offers an impressive decked seating area to the rear which overlooks the stream and backs onto a small wooded area and enjoys views to the fields. At the front of the house and underneath that parking area is a store shed which has power lighting and potential to connect the the water.

### 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  
Hay on Wye - 19 miles  
Hereford - 40 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 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.

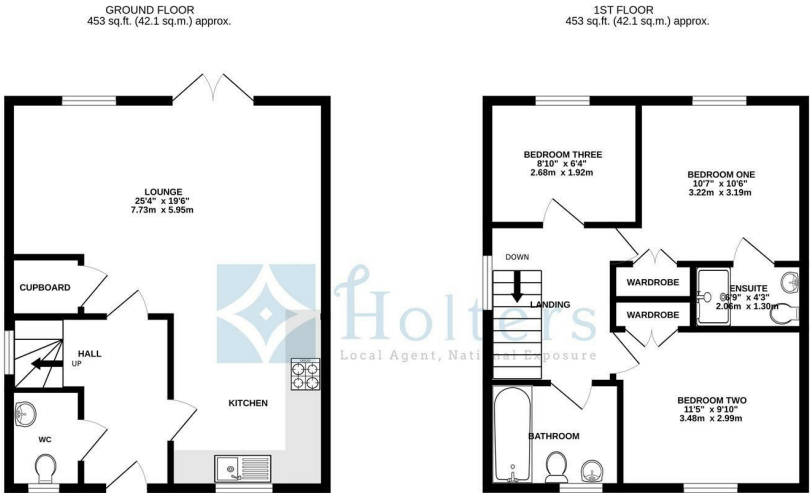
Consumer Protection

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 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.

Wayleaves, Easements and Rights of Way

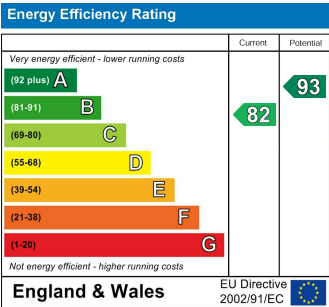
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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