



4 Post Office Terrace Garth, Llangammarch Wells, Powys, LD4 4AR

Offers in the region of £185,000



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This charming three bedroom cottage offers three bedrooms, two reception rooms and a lovely south facing rear garden!

Key Features

- Charming Cottage
- Offering Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Well Maintained Rear Garden
- Views to the Eppynt Hills
- Double Glazed
- Oil Fired Central Heating
- EPC - D

The Property

4 Post Office Terrace is a charming three bedroom mid-terrace house, located in the popular village of Garth. As you enter the property you step into the hallway which leads to both reception rooms, the bathroom and has a stair to the first floor.

The first room off the hall and to the front of the property is the lounge, with a large window to the front is offers a light feel. A dining room offers a second reception room, with fitted storage cupboards. The dining room is open plan to the kitchen, which offers ample fitted wall and base units and enjoys a lovely outlook over the rear garden. Also accessed off the hall is the

ground floor shower room, offering a modern white suite, with a large corner shower, WC and washbasin.

The first floor offers two double bedrooms and a generous single. From bedroom one you have a lovely view over the rear garden towards the Eppynt Hills. Bedroom two is fitted with wardrobes. Bedroom three is a generous single.

To the front of the property is an open plan gravelled garden with a brick wall to the front. The rear garden is a great space, it is mainly lawn with a paved seating area, flowering beds and borders. From the garden you enjoy a lovely rural outlook towards the hills.

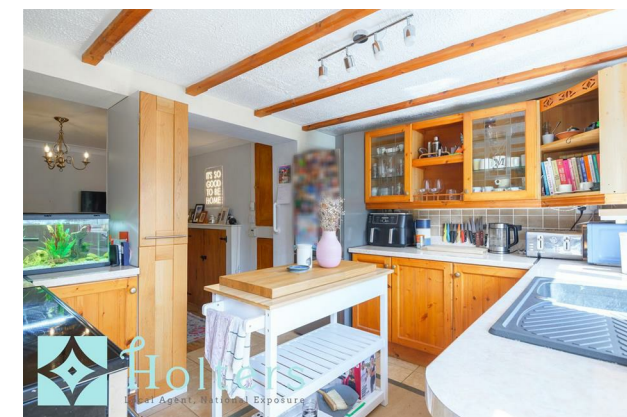
The Location

The village of Garth provides a small friendly community, located approximately a 10 minute drive from the market town of Builth Wells. The rural village has a good transport network with the Heart of Wales railway line passing through and a good road network between

Builth Wells, Llandovery and Brecon. The market town of Builth Wells (Llanfair ym Maullt) 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 hosting the Royal Welsh Show, the biggest agricultural show in Europe attracting 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 with regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

Builth Wells - 6.2 miles
Llanwrtyd Wells - 7 miles
Llandrindod Wells - 14 miles
Brecon - 17 miles



Services

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

Heating

The property has the benefit of oil fired central heating.

Council TAX

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure.

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.

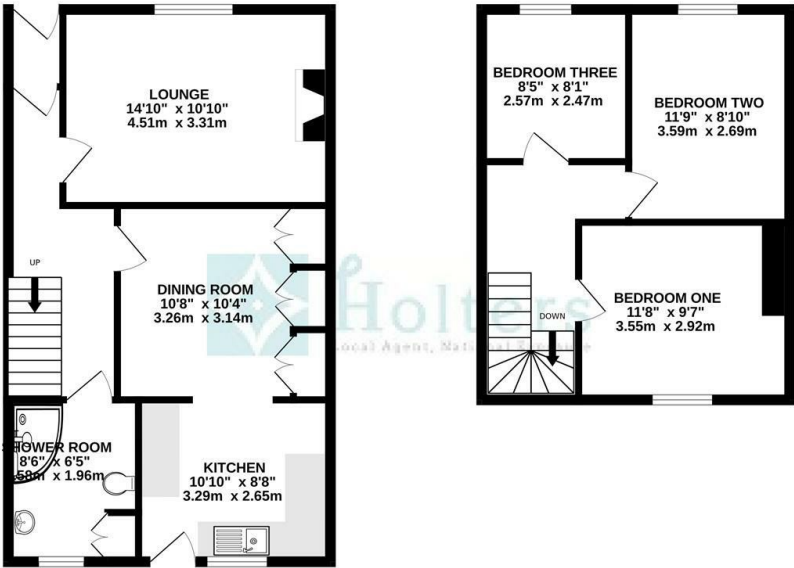
Referral Fees

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Consumer protection from unfair trading regulations 2008 -
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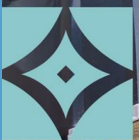
GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA - 900 sq.ft. (83.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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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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