



10 Railway Terrace, Builth Road, Builth Wells, LD2 3RH

Offers in the region of £199,950



Holters
Local Agent, National Exposure

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Charming Character Cottage with Exceptional Rear Garden & Countryside Views

- Beautiful Character Property
- Modern Shower Room
- Fully Double Glazed
- Part of a Small Friendly Community
- Countryside Views to Rear
- Detached Garage/Workshop
- Offering Three Bedrooms
- Stunning Rear Garden
- EPC - E

The Property

Nestled within the friendly semi-rural community of Builth Road, this beautifully maintained terraced cottage offers characterful accommodation, generous outdoor space and stunning countryside views to the rear. Thoughtfully improved by the current owners, the property combines period charm with practical modern living, making it an ideal first-time purchase, countryside retreat or downsizing opportunity.

The welcoming accommodation is arranged over two floors and enjoys a warm, homely feel throughout. On entering the property, you are welcomed into a cosy reception room featuring attractive wooden flooring and a charming fireplace, creating the perfect space to relax. Beyond lies a comfortable snug which flows through to the spacious kitchen/dining room, a light-filled room with ample fitted units, space for dining and pleasant views towards the rear garden. A modern ground floor shower room and

useful utility area complete the ground floor accommodation. To the first floor are three bedrooms, two of which are good sized doubles and the third a generous single. All enjoying pleasant outlooks, with the rear rooms benefitting from superb far-reaching countryside views.

Situated within easy reach of Builth Wells and benefiting from nearby rail links via the Heart of Wales line, this charming home offers a wonderful balance of rural tranquillity and convenience.

Outside

Externally, the property truly excels. To the rear is a beautifully landscaped tiered garden designed to make the very most of the elevated position and open rural backdrop. The garden features established planting, seating areas, raised beds, greenhouse and a superb decked terrace complete with summerhouse, providing an idyllic setting for entertaining or simply enjoying the peaceful surroundings. The property further benefits from a detached

garage/workshop offering excellent storage or hobby space.

Note - The neighbouring properties have the benefit of a vehicular right of way along the rear of the property.

The Location

The property is located within a small community known locally as Builth Road. Within the community is a Railway platform, a playing field for the children and a bus stop. Builth Road is located a 2 mile drive from the market town of Builth Wells. 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

- Builth Wells - 2.6 miles
- Llandrindod Wells - 7 miles
- Brecon - 19 miles
- Hereford - 43 miles

Services

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

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.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

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Consumer protection from unfair trading regulations 2008 -
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