



Cae Bedw Garth, Llangammarch Wells, LD4 4AT

Offers in the region of £289,950



Holters
Local Agent, National Exposure

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Not every cottage manages to combine character and charm with modern family living quite as successfully as this one! Having been fully refurbished throughout, this wonderful home offers beautifully presented accommodation, a superb garden and lovely views towards the surrounding countryside.

- Charming Fully Refurbished Cottage
- Large Reception Room with Fitted Wood Burner
- Views to the Countryside
- EPC - TBC
- Stunning Modern, Tasteful Accommodation Throughout
- Stunning Open Plan Kitchen/Dining Room
- Double Glazed & Modern Heating
- Offering Three Bedrooms
- Large Rear Garden and Paved Seating Area
- Off Road Parking

The Property

Situated within the popular village of Garth, this attractive cottage has undergone comprehensive refurbishment in recent years to create a fantastic family home. Blending character features with stylish modern finishes, the property is presented to an excellent standard throughout and is ready for its next owners to simply move in and enjoy.

As you approach the property you step into a open fronted canopy porch, which is ideal to take off your wet coat and shoes. From here a door leads through to what is for us one of the real highlights of the property, the stunning open plan kitchen/dining room. Beautifully fitted with a range of modern units and centred around a large island breakfast bar, this is a fantastic sociable space. There is plenty of room for a family dining table and the large bi-folding doors to the rear flood the room with natural light whilst perfectly framing the views across the garden and countryside beyond. Whether you are preparing meals, entertaining friends or simply enjoying a morning coffee, this room really is the heart of the home. From the dining area a large opening leads into a spacious lounge which offers a cosy feel. A fitted wood

burning stove provides a lovely focal point to the room and creates a warm and inviting space to relax, whilst fitted shelving and tasteful décor add to the character. With ample room for comfortable seating, it is a room that works brilliantly for both family life and entertaining.

A staircase rises from the lounge to the first-floor landing where the accommodation continues to impress. The principal bedroom is a generous double room with the benefit of a modern en-suite shower room. Bedroom two is another comfortable double room enjoying pleasant views towards the surrounding countryside, whilst bedroom three provides an ideal child's bedroom, guest room or home office depending on your requirements. There is also a fourth bedroom which is currently utilised as a study, perfect for those working from home. The family bathroom is beautifully presented and fitted with a modern suite, whilst a separate shower room provides additional convenience for a busy household.

A beautifully refurbished cottage offering the perfect blend of character, space and modern living in a lovely village setting.

Outside

To the front of the property is a large tarmac driveway with ample parking for a number of vehicles and side access leading to the rear. The rear garden is a fantastic size and ideal for family living, a raised paved seating area extends directly from the kitchen, creating the perfect spot for outdoor dining and summer entertaining. Steps lead down to an large lawn which provides plenty of space for children to play, whilst established planting beds soften the boundaries and add colour throughout the year.

The garden enjoys lovely views across the village and surrounding countryside, creating a wonderful backdrop to everyday life. To the front of the property there is off-road parking and side access leading to the rear garden.

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 y m 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.

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.

Referral Fees

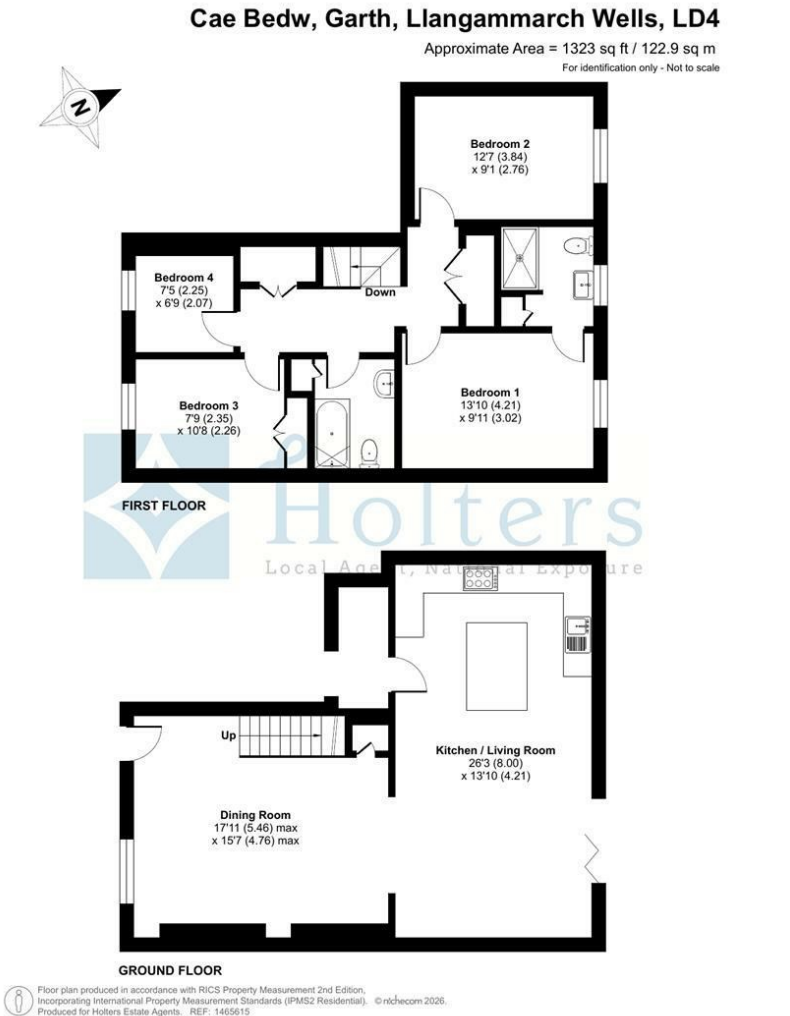
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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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.



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

