

17 Market Street, Builth Wells, Powys, LD2 3EF

Offers in the region of £299,950



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Holters are delighted to be able to market this superb detached townhouse, packed full of character! Standing prominently in a convenient town location, with a large rear garden.... introducing 17 Market Street!

Key Features

- Stunning Detached Townhouse
- Packed Full of Character
- Accommodation Over Three Floors
- Six Bedrooms
- Bathroom & Shower Room
- Study & Dressing Room
- Extensive Exposed Beams and Stone Fireplaces
- Large Rear Garden with Views
- Detached Oak Framed Home Office
- Off Road Parking
- EPC D

The Property

17 Market Street is a wonderful detached imposing townhouse that stands in a convenient but quiet location within the market town of Builth Wells. Packed full of original character features, with extensive exposed beams and stone fireplaces on show it offers a welcoming feel. We are sure you will also get the 'wow' feeling when you take in the wonderful accommodation over three floors. The property is well decorated throughout, it benefits from all mains services and gas fired central heating.

As you enter the property you step into the main reception room, formerly two rooms it is now one open room with two stone fireplaces it is a cosy space. The kitchen/dining room is a lovely room, with a stone floor, fireplace with wood burning stove it is the heart of the property. With fitted kitchen units and room for a dining table it is the most used room in the house. The first floor accommodation starts with a most appealing landing with exposed beams and a super view over the rear garden. The first floor offers two double bedrooms and a single, all benefiting from the character features. There is a family bathroom with a white suite, with a roll top bath. The second floor offers our favourite bedroom! With some wonderful beams it is a stunning double bedroom, there is a further double and single bedroom on the second floor. There is also a very well presented, modern shower room with a dressing room to the side. The accommodation is not only very spacious but also in very good order.

Outside

Externally the property has the benefit of parking for 2 vehicles to the front, there is a side access to the rear garden. The garden is a huge space! Really private, this large level garden is perfect for a family or a keen gardener, there is a substantial detached oak framed home office and a garden store shed. The outside space complements the house extremely well.

The Location

The market town of Builth Wells (Llanfair vm 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 Wve 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 E.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

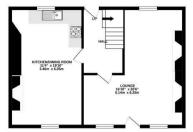
We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

Consumer Protection

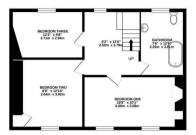
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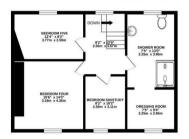
GROUND FLOOR



1ST FLOOR 554 sq.ft. (51.5 sq.m.) approx



2ND FLOOR 532 sq.ft. (49.4 sq.m.) approx



TOTAL FLOOR AREA: 1626 sq.ft. (151.1 sq.m.) approx

ery attempt has been made to ensure the accuracy of the floorplan contained here, mi winst every attempt has been made to ensure he accuracy or the totopran contained nete, measurement, of doors, windows, rooms and any other tilens 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 guarante as to their operability or efficiency, can be given.



