



Holters

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

Offers in the region of £299,950



Holters
Local Agent, National Exposure

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

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 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 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

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 for the guidance of intended purchasers or and do not constitute part of an offer or co 2. All descriptions, dimensions, reference to condition and necessary permissions for use occupation, and other details are given with responsibility and any intending purchaser tenants should not rely on them as statements representations of fact but must satisfy themselves by inspection or otherwise as to 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 has any authority to make or any representation or warranty whatever in relation to this property.



