

Erwddol

Llanafan Fawr, Builth Wells



MMP

MORRIS MARSHALL & POOLE

with norman lloyd





Foreword

Erwddol lies in a very convenient situation, not far from the B4358 mid-way between Llanafan Fawr and Beulah and lies convenient to Builth Wells and Llandrindod Wells. The property lies in a very sheltered attractive location to the south east of the Elan Valley mountains in its own extremely private south facing valley benefitting from early morning sunshine which catches the property throughout the majority of the day. It also lies a short distance from the River Dulas and is surrounded by flatter and sloping pasture land and woodland.

Erwddol is approached along its own private driveway from a minor Council maintained road to the south and the roadway passes through attractive open woodland and pasture land before reaching Erwddol land, farmhouse and steading which is conveniently situated on the flatter land between the woodland and the River Dulas.

On the ground floor (Measurements for guidance only).

Hallway
Sitting Room 3.96m x 3.70m (12'10" x 12'2")
Living room 5.30m x 3.40m (17'5" x 11'2")
Kitchen 4.90m x 2.90m (16'1" x 9'6")

On the First Floor

Bedroom (1) 5.30m x 3.00m (17'5" x 9'10")
Bedroom (2) 3.61m x 3.40m (11'10" x 11'2")
Bedroom (3) 4.00m x 2.00m (13'1" x 6'7")
Bathroom
Separate WC

Erwddol

Llanafan Fawr, Builth Wells, LD2 3LU

The property offers the opportunity to refurbish the property as required by the new owners and subject to planning could be extended if required or reconfigured to benefit from its ideal situation in the locality.

The house is surrounded by garden and pasture land, and to the front a smaller hardcore parking and turning area which also gives good access to the traditional attractive stone built Barn which contains internal oak beams and is of considerable volume with adjacent attractive stone and brick lean-to and other extensions and this building could, subject to planning permission, also provide the opportunity for additional accommodation or a separate dwelling.

There is also a small stone built garden WC.

A most attractive feature of Erwddol is its position and privacy and the land being offered for sale with Erwddol completely surrounds the property adding privacy, grazing and amenity to the property's purchase, outline pink on plan and extends in total to 5.77 acres (2.335 ha).

Erwddol itself lies around 30 metres from the River Dulas which can be glimpsed from the farmhouse. This, together with surrounding woodland, gives purchasers the opportunity to enjoy a rural property in total privacy in a convenient private location benefiting from good sun and this is a very unusual chance to buy a smallholding in such a glorious position.





Services

The farmhouse has a private water supply piped from a spring on adjoining land. Mains electricity connected. Septic tank drainage.

N.B. The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

Directions

From Rhayader take the A470 south for 7.6 miles to Newbridge and turn right towards Beulah, proceed along the B4358 for 5.7 miles passing through Llanafan Fawr and take the right turning on the crossroads signposted Capel Rhos 1.25 miles. Proceed along this minor Council road for 0.2 miles and take the left hand turn down past Tanyrallt Farm for a further 0.3 miles where the access road to Erwddol is found on the right hand side as indicated by the Agent's For Sale signs.

Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.C: Passport or Photographic Driving Licence and a recent Utility Bill.







Council Tax

Band 'E' (online enquiry).

Tenure

Freehold.

Energy Performance Certificate

A full copy of the EPC is available on request or from our website.

Viewings

By appointment with the Agents..

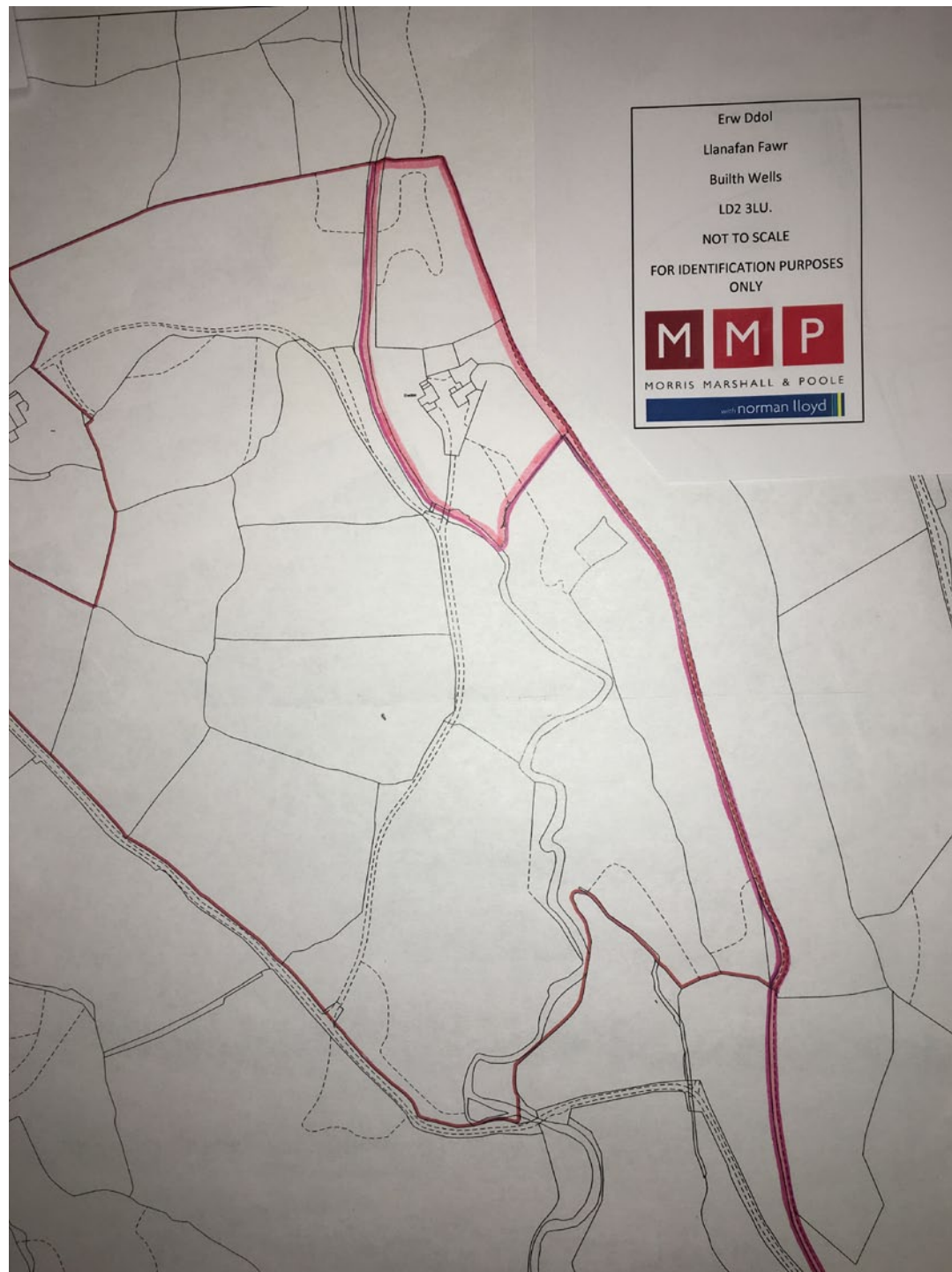
Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

Morris Marshall & Poole with Norman Lloyd

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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.