Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

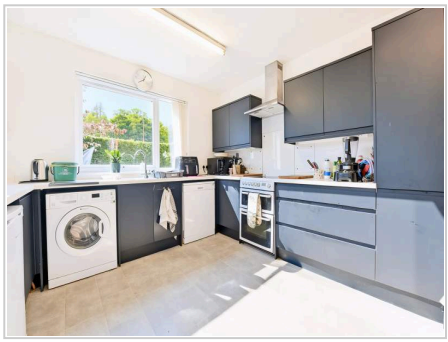
14 Offices Across South Wales

56 Garth Road
Builth Wells
Powys
LD2 3AS

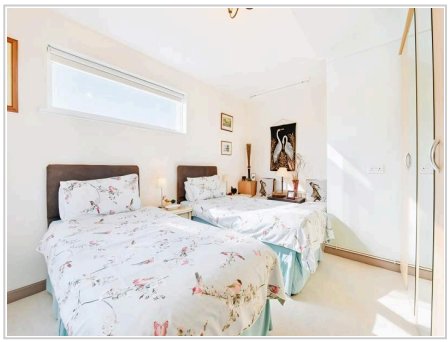
£450,000











- Detached Bungalow
- Six Bedrooms
- Two Separate Kitchens & Reception Rooms
- Generous & Flexible Accommodation
- Ideal for Multi-Generational Living
- Courtyard Gardens to Front & Rear
- Two Separate Entrances to Property
- Off-Road Parking to Front & Rear
- Located Within Walking Distance to Local Amenities

Ref: PRG11094

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Viewing Instructions: Strictly By Appointment Only

General Description

This substantial and versatile detached bungalow offers spacious and flexible accommodation, comprising six bedrooms in total, two kitchens, separate living areas and additional bathroom facilities, ideal for multi-generational living or for those seeking a property with potential for separate living arrangements. Available as a whole or in two lots.

Accommodation

Accommodation

1 Maesycoed

Porch

Entrance Hall

Kitchen/ dining room (15' 1" x 11' 3") or (4.60m x 3.44m)

Lounge (23' 2" x 14' 2") or (7.05m x 4.31m)

Bedroom 1 (13' 9" x 12' 0") or (4.18m x 3.66m)

Bedroom 2 (14' 6" x 11' 3") or (4.41m x 3.42m)

Bedroom 3 (11' 3" x 9' 2") or (3.43m x 2.79m)

Bedroom 4 (9' 11" x 6' 9") or (3.01m x 2.07m)

Bathroom (10' 9" x 6' 2") or (3.27m x 1.88m)

Shower Room (9' 11" x 4' 0") or (3.01m x 1.21m)

Outside

Off-road parking to front and paved seating area with a small yard the rear.

Services

Mains electricity, gas, water and drainage.

Gas Fired Central Heating.

EPC Rating: D (64/83)

Council Tax Band: E - Powys County Council

Agents Note

Back-to-back semi-detached bungalow available as a whole or two separate sales.

Accommodation

2 Maesycoed

Kitchen/ dining room (13' 4" x 8' 0") or (4.07m x 2.44m)

Lounge (14' 10" x 13' 3") or (4.53m x 4.05m)

Conservatory (7' 10" x 6' 6") or (2.38m x 1.98m)

Bedroom 1 (14' 10" x 9' 10") or (4.52m x 3.00m)

Bedroom 2 (14' 8" x 9' 11") or (4.47m x 3.01m)

Bathroom (9' 11" x 6' 2") or (3.01m x 1.89m)

Outside

Rear graveled garden with hedge, mature shrubs and plants.

Services

Mains Electricity, gas, water and drainage.

Gas Fired Central Heating.

EPC Rating: C (70/84)

Council Tax Band: D - Powys County Council

Tenure: Freehold

Broadband Availability: Check with your provider.
Mobile Signal: Deemed okay, check with your provider.

Agents Note

Please note, this property is a back-to-back semi-detached bungalow with number 2 being located behind number 1 Maesycoed.

There is currently a tenant in situ at the property.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

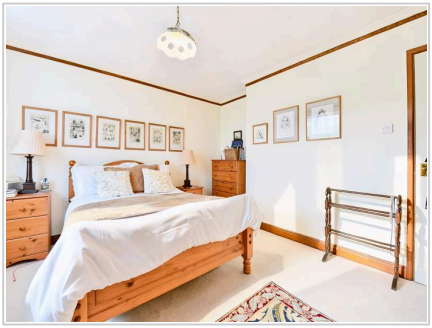
We are informed that the tenure is Freehold

Council Tax

Band E

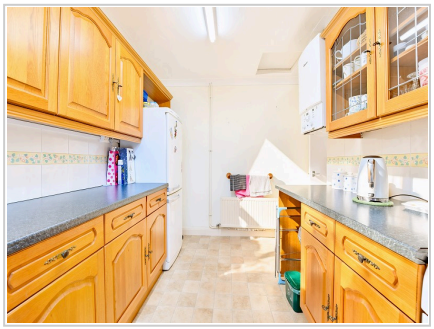
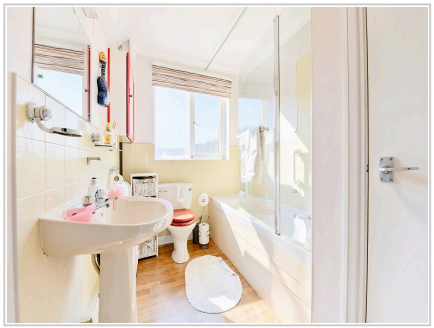


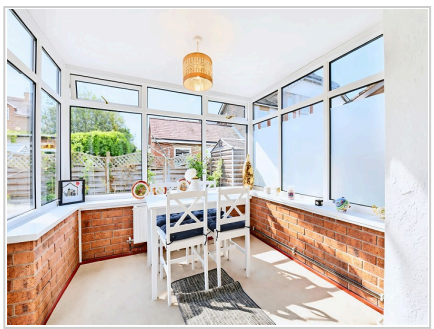




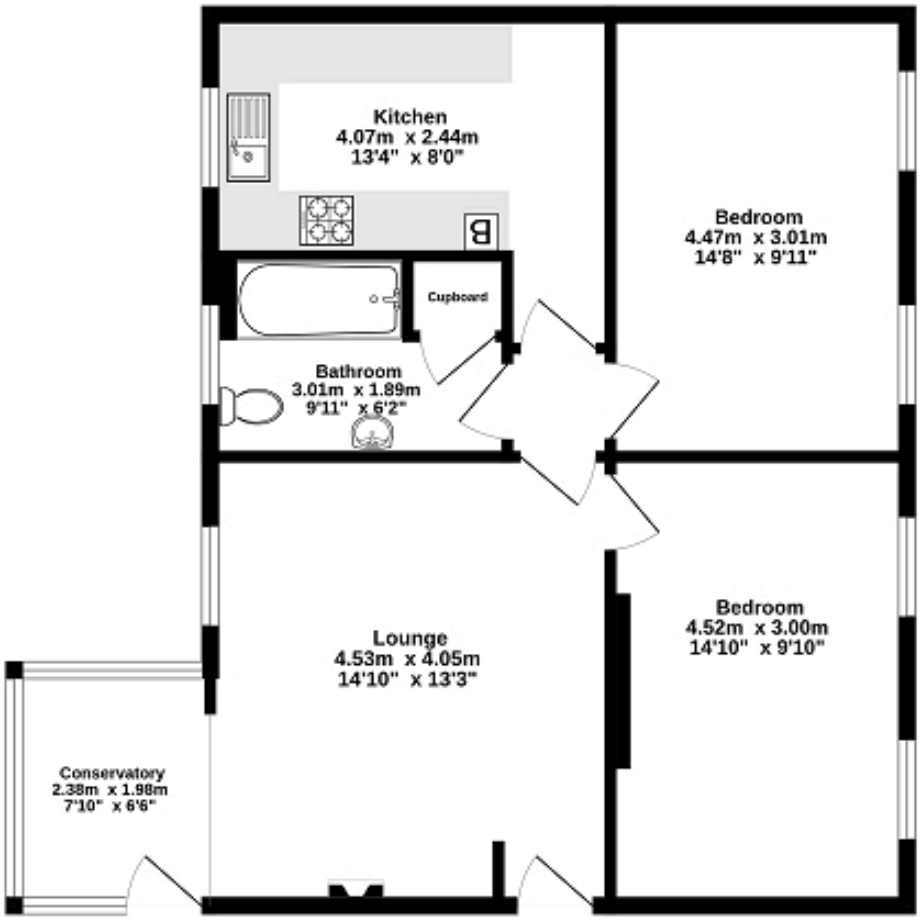





Ground Floor
67.6 sq.m. (727 sq.ft.) approx.



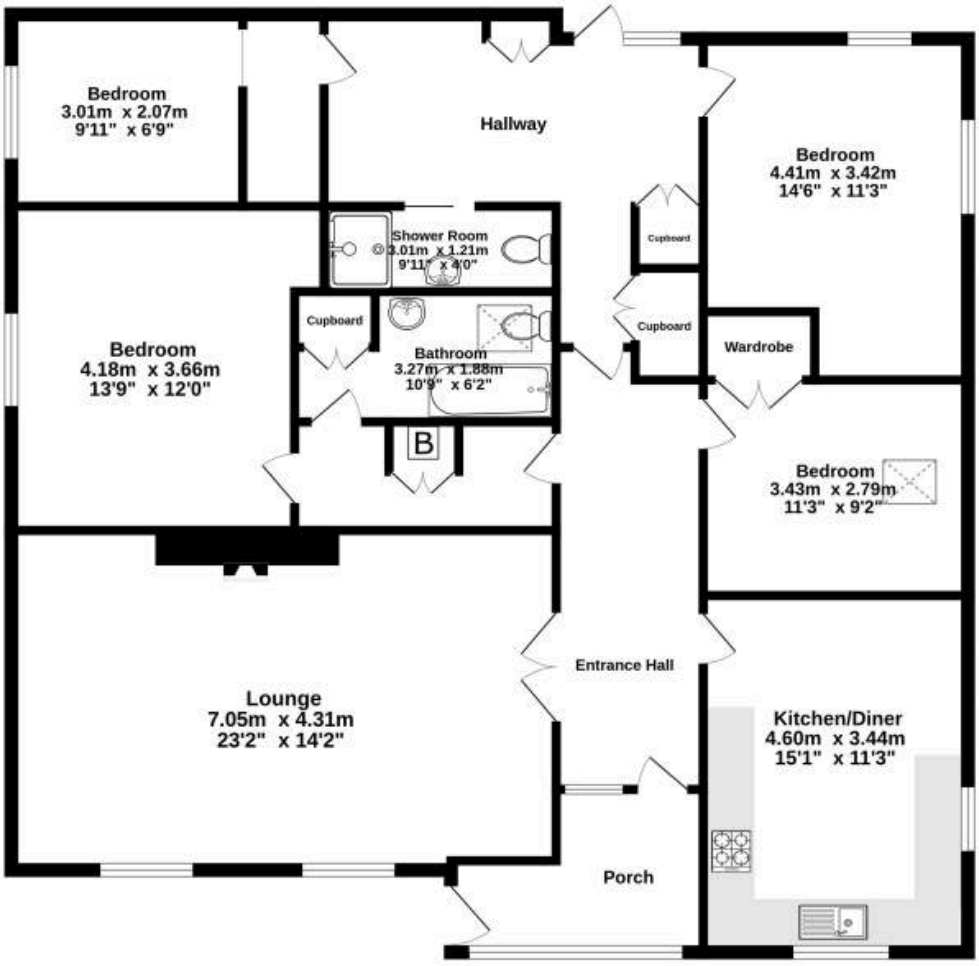
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TOTAL FLOOR AREA : 67.6 sq.m. (727 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 guarantee as to their operability or efficiency can be given.

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Ground Floor



TOTAL FLOOR AREA : 191.0 sq.m. (2056 sq.ft.) approx.

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