

40 Daffodil Wood

Builth Wells, Powys LD2 3LE

Sunderlands
Residential Rural Commercial

40 Daffodil Wood
Builth Wells
Powys
LD2 3LE

- *Recently upgraded and beautifully presented*
- *Two bed accommodation*
- *Plenty of parking.*
- *Level garden with shed*
- *Popular cul-de-sac development on edge of town.*

Builth Town 0.5 miles
Brecon 18 miles
Hereford 40 miles

INTRODUCTION

Situated within the popular residential cul-de-sac of Daffodil Wood, on the outskirts of Builth Wells, this beautifully presented two-bedroom semi-detached house has been recently modernised to provide stylish and comfortable accommodation. The property benefits from a modern fitted kitchen and contemporary bathroom, creating a fresh and welcoming home ready for its next owners to enjoy. Outside, the enclosed rear garden provides a pleasant space for outdoor relaxation, gardening or entertaining, while the substantial off-road parking area offers space for up to four vehicles — a valuable feature for a property of this type. Combining modern presentation with a convenient residential setting, this appealing home would suit a range of purchasers, including first-time buyers, couples and those looking to downsize.

LOCATION

Builth Wells is a popular market town in the heart of Mid Wales, set within the beautiful Wye Valley and surrounded by rolling countryside. The town offers a range of everyday amenities, including independent shops, cafés, public houses, supermarkets, healthcare facilities and schooling. Known for its welcoming community and attractive riverside setting, Builth Wells also provides excellent opportunities for walking, cycling, fishing and other outdoor pursuits in the surrounding countryside. The town is home to the Royal Welsh Showground, which hosts the renowned Royal Welsh Show and a variety of events throughout the year. Daffodil Wood is a popular residential cul-de-sac on the outskirts of town, offering a pleasant setting while remaining conveniently placed for Builth Wells' amenities and the wider Mid Wales area



ACCOMMODATION

A welcoming entrance lobby sets the tone for this beautifully presented home, with a deep recessed storage cupboard providing a practical space for coats, shoes and plumbing for a washing machine.

The modern fitted kitchen is both stylish and functional, featuring a range of contemporary units, a built-in oven and hob, dishwasher, fridge/freezer, pull out larder and quartz worktops . There is also ample room for a dining table, creating a lovely spot for relaxed breakfasts, family meals or catching up with friends. The living room is a particularly inviting space in which to unwind or entertain. Attractive engineered oak flooring adds warmth and character, while French doors open directly onto the rear garden patio, bringing in natural light and creating an easy connection between indoor and outdoor living.

An open staircase leads to the first floor, where two comfortable bedrooms provide peaceful spaces to retreat to at the end of the day. The principal bedroom benefits from several built-in storage cupboards, helping to keep the room neat and uncluttered.

The modern family bathroom is finished with a crisp white suite, comprising a P-shaped bath with an over-bath shower, WC and vanity washbasin. A contemporary and practical space to start the day or unwind in the evening.























OUTSIDE

The property enjoys a lovely garden space, with ample parking to the front for up to four vehicles. A pathway leads around to the rear garden, where a generous paved seating area provides the perfect setting for enjoying a morning coffee, relaxed summer evenings or entertaining family and friends. The adjoining lawn offers a lovely spot to enjoy a little sunshine, while a useful garden store shed provides handy space for outdoor equipment and essentials. A pleasant and inviting space to make the most of the outdoors.



SERVICES
Mains electricity, water, drainage and gas fired central heating.
Please note that the services or service installations have not been tested.

TENURE
Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS
Strictly by appointment with the agent only.
Contact Tel: 01874 640840
Office opening hours: Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.
d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION
Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

COUNCIL TAX BAND
Powys County Council Band “C”

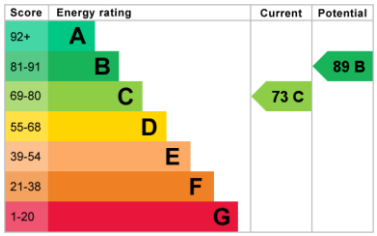
DIRECTIONS
What3words ///conned.smiles.scorched

ANTI MONEY LAUNDERING CHECKS
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTES
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser’s Solicitor and the type of inspection undertaken by a purchaser’s Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.
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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



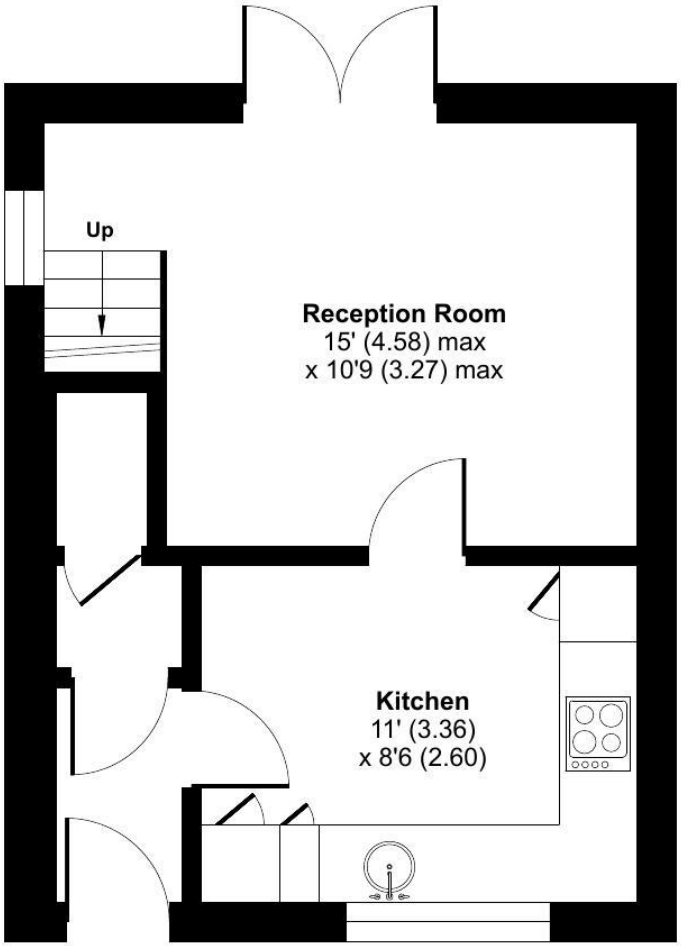




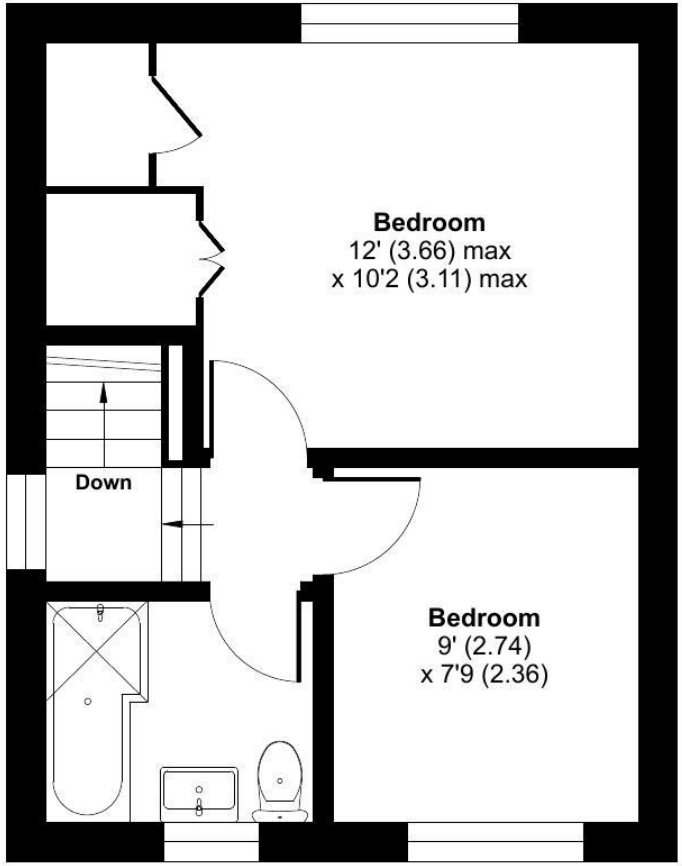
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Approximate Area = 594 sq ft / 55.2 sq m
Outbuilding = 55 sq ft / 5.1 sq m
Total = 649 sq ft / 60.3 sq m
For identification only - Not to scale

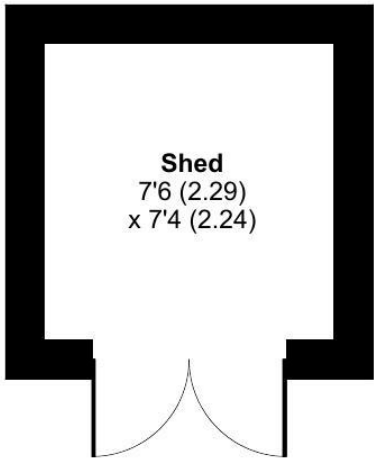


GROUND FLOOR



FIRST FLOOR





OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Sunderlands. REF: 1539976



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