



Holters

Local Agent, National Exposure

**17 Y Maes, Beulah, Llanwrtyd Wells, Powys, LD5 4YH**

**Offers in the region of £302,500**



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# 17 Y Maes, Beulah, Llanwrtyd Wells, Powys, LD5 4YH

LAST ONE ON PHASE TWO WE HAVE LEFT FOR SALE!

## Property Features

- READY TO MOVE IN BY NEW YEAR 2023!
- Exciting New Development
- Spacious Accommodation Extending to 1513 ft<sup>2</sup>
- Brand New Build Houses with Garages
- Offering Modern, Contemporary Accommodation
- Available Off Plan
- 3 or 4 Bedrooms
- Family Bathroom & En-Suite
- Great Site in a Popular Rural Village Location
- Built with 10 Year NHBC Building Warranties

## The Development

Holters, together with H&W Developments, are delighted to introduce this stunning development of 3 and 4 bed properties located in the sought after rural village of Beulah, Powys. Y Maes represents a unique opportunity to own a modern and contemporary home, built to satisfy the demands of modern-day living and the need for energy efficiency, within an attractive rural setting.

Phase 2 of Y Maes is underway and it is possible to secure your home with a deposit. All purchasers of a property at Y Maes will be given 3 months free membership for the nearby Lake Country Hotel & Spa in Llangammarch Wells. This comes with free use of all facilities and 25% off treatments. A fantastic way to settle into the new community!

Whichever property type you choose, you'll enjoy generous living space and carefully considered room layout. And far from creating a development of

identical houses, Y Maes will be an attractive collection of individually styled homes. From the choice of brickwork to the colour of the window frames, every home in Y Maes has been designed to sit harmoniously within the environment. Internally, you'll have a choice of fixtures and fittings, as well as options to upgrade – it's the perfect opportunity to create the home you've always wanted.

## The Property

17 Y Maes, a Brecon design, is a large detached three-bedroom house, with a large rear garden and an integral garage. To the front are two car parking spaces that precede the garage.

The internal accommodation offers a canopy porch which leads into a large entrance hall with storage under the stair. The main reception room is located at the front of the house. There is the option to have a doorway direct into the kitchen. The kitchen/dining room is at the rear of the house, open plan with French doors and enjoys a pleasant view over the garden. There is a utility off the kitchen with an external door to the rear garden and access into a separate WC. The first floor accommodation has been designed to offer three bedrooms, two doubles and one large single. The master bedroom has a large en-suite shower room and dressing room. Bedrooms 2 and 3 overlook the rear garden.

## The Location

The village of Beulah has a great community feel with a village shop and filling station central in the village. The Trout Public House is well known in the area for its food. Nearby is the town of Llanwrtyd Wells. With a population of just 850, it is the smallest town in Powys

and claims to be the smallest town in Britain. The town is on the A483 between Llandovery and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd Wells grew as a spa town around the Ffynnon Ddrewllyd, which still exists. The town is the site of both the World Bog Snorkelling Championships and the annual Man versus Horse Marathon, as well as other annual events.

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 UK. 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 250,000 visitors to the town each year.

## Price List

Phase 2

Plot 15 - Hay, 3-bedroom detached - SOLD

Plot 16 - Brecon, 3-bedroom detached - SOLD

Plot 17 - Brecon, 3-bedroom detached - £310,000

Plot 18 - Llandovery, 3-bedroom detached - SOLD

Plot 19 - Hay, 3-bedroom detached - SOLD STC



Plot 20 - Brecon, 3-bedroom detached - SOLD STC

Plot 21 - Brecon, 3-bedroom detached - SOLD STC

Plot 22 - Tretower, 4-bedroom detached - SOLD

Plot 23 - Tretower, 4-bedroom detached - SOLD STC

Plot 24 - Powis, 4-bedroom detached - SOLD

**Deposit**

Properties are available to purchase off plan and can be secured with a deposit. Further details are available from the agent on request.

**Accommodation List**

**Hall**

**Lounge**

16'4" x 10'9" (5.00m x 3.30m)

**Kitchen/Dining Room**

20'11" x 11'9" (6.40m x 3.60m)

**Utility Room**

7'1" x 6'6" (2.18m x 2.00m)

**Separate WC**

**Integral Garage**

19'8" x 9'10" (6.00m x 3.00m)

**First Floor Landing**

**Bedroom One**

13'1" x 10'9" (4.00m x 3.30m)

**Dressing Room**

9'10" x 6'2" (3.00m x 1.90m)

**En-Suite Shower Room**

9'10" x 8'0" (3.00m x 2.45m)

**Bedroom Two**

16'4" x 9'10" (5.00m x 3.00m)

**Bedroom Three**

13'1" x 7'2" (4.00m x 2.20m)

**Bathroom**

7'6" x 7'6" (2.30m x 2.30m)

**Services**

We are informed the property is connected to mains water, electricity and drainage.

**Heating**

Air source heating.

**Council Tax**

To be confirmed.

**Tenure**

We are informed the property is of freehold tenure.

**Nearest Towns**

Llanwrtyd Wells - 4 miles

Builth Wells - 9 miles

Llandrindod Wells - 13.5 miles

Llandovery - 15 miles

Brecon - 20 miles

Hay on Wye - 28 miles

Hereford - 50 miles

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 -Holders 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 only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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