



Holters

Local Agent, National Exposure

**1 Maeshendre Cilmery, Builth Wells, Powys, LD2 3NY**

**Offers in the region of £295,000**



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# 1 Maeshendre Cilmery, Builth Wells, Powys, LD2 3NY

The first of six brand new homes is now for sale on this exciting new development close to the market town of Builth Wells!

## Key Features

- Brand New Build!
- Small Exciting Development
- Short Drive from Builth Wells
- Three Bedrooms
- Bathroom, En-suite & Utility Room
- In a Village Location
- Rural Views to the Rear
- Walking Distance to a Railway Platform
- Ready to Move into May 2022
- 10 Year NHBC Warranty

## The Property

1 Maeshendre is a great opportunity to purchase a brand new three bedroom house on this exciting, new development close to the popular market town of Builth Wells! Currently under construction the property will be ready to move into by June 2024, it offers three bedrooms, with a family bathroom, the master bedroom has an en-suite and there is a utility room with a side entrance door. The property will have the benefit of a 10 year NHBC warranty. The house enjoys a rural view to the rear across open fields.

Early purchasers will have to

opportunity to have some input into the finish to suit their own tastes. Bathroom & en-suite flooring is included but carpets are not.

## The Location

The property is located in the small rural village of Cilmery, the village has a great community with a charming little country Public House, known for its good food and great atmosphere and has excellent transport with a Heart of Wales railway line stopping in the village and giving access to Swansea and Shrewsbury on a daily basis. From the village within a short 2-mile drive is the market town of Builth Wells (Llanfair ym Mault). The town 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, together with other popular events to be held at the Showground, including the Spring and Winter Fairs. 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

Builth Wells - 2.6 miles  
Llandrindod Wells - 10 miles  
Brecon - 19 miles  
Llandovery - 21 miles

## Heating

The property has the benefit of LPG gas fired central heating.

## Council Tax

Powys Council - Band TBC.

## Services

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



**Tenure**

We are informed the property is of freehold tenure.

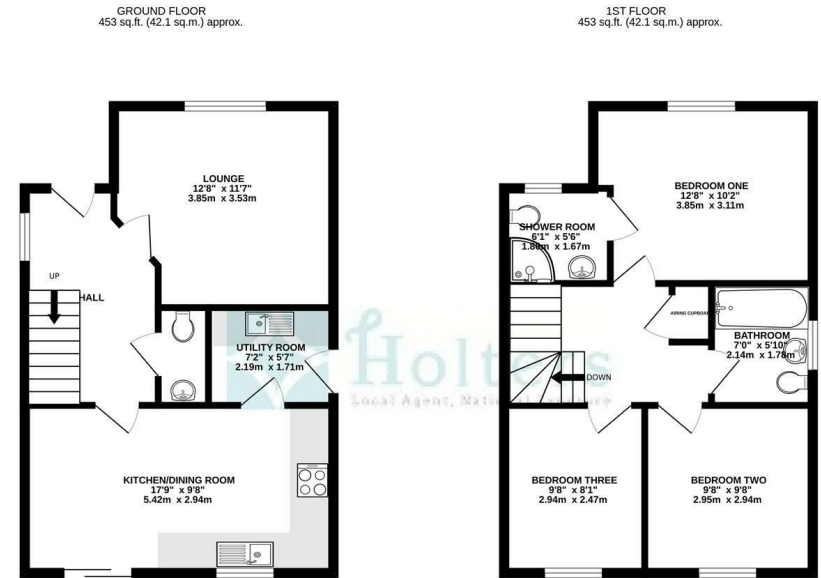
**Money Laundering Regulations**

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 - 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 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 Holters for themselves nor any person in their employment has any authority to make or any representation or warranty whatsoever in relation to this property.



TOTAL FLOOR AREA - 906 sq.ft. (84.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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