



12 Cae Llewelyn, Cilmery, Powys, LD2 3FA

Offers in the region of £399,950



Holters
Local Agent, National Exposure

12 Cae Llewelyn, Cilmery, Powys, LD2 3FA

A fantastic opportunity to purchase a wonderful four bedroom family home in a popular rural village, close to the market town of Builth Wells! With large gardens and parking for a number of vehicles.

Key Features

- Wonderful Family Home
- Maintained & Presented to a High Standard
- Four Bedrooms
- Bathroom & En-Suite Master Bedroom
- Modern Open Plan Kitchen/Dining Room
- Conservatory
- Large Gardens
- Backing onto Open Fields
- Parking for a Number of Vehicles & Garage
- EPC - D

The Property

12 Cae Llewelyn is a beautiful four bedroom detached house which is located in a quiet cul-de-sac on a popular residential development in the village of Cilmery. The property has been improved and maintained to a high standard by the current owners and is ready to move straight into. Fully double glazed with oil fired central heating.

As you step into the house the main hall offers access to the lounge, kitchen and integral garage, with modern décor and wood flooring it sets the theme. To your right is the lounge, with windows to two elevations it is a

light room, with a wood burning stove. From the lounge the accommodation flows through into the open plan kitchen/dining room. Again a large open space with modern cream fronted kitchen units, with an integrated electric oven, canopy hood, dishwasher, tall fridge and sink which overlooks the rear garden. Off the dining area is a conservatory, which is west facing so enjoys the afternoon and evening sun. The conservatory opens to the paved seating area which is perfect for a summer BBQ!

Also accessed off the kitchen is a utility room, with a useful ground floor WC and access to the rear garden. An useful space within the house is the integral garage, fully fitted out with shelving.

The first floor accommodation continues to impress with its size and finish, offering four double bedrooms. The master bedroom is a large double, with fitted wardrobes and a lovely view over the rear garden and the fields behind. It has an en-suite shower room with a modern white suite. Bedrooms two, three and

four are large doubles with fitted wardrobes. The family bathroom offers a modern white suite with a shower over the bath. To the side of the bathroom is a large walk-in airing cupboard.

Outside

To the front of the property is a large open lawn garden with a tarmac driveway and turning area providing ample parking for several vehicles. The drive proceeds the integral garage. A canopy porch leads to the front door and paved paths flank either side of the house leading to the rear. The rear garden backs onto open fields which you can enjoy watching the lambs play! There is a large paved seating area, further lawns, gravelled and raised flowering beds. There is also a detached garden shed.

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

Services

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

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band F.

Tenure

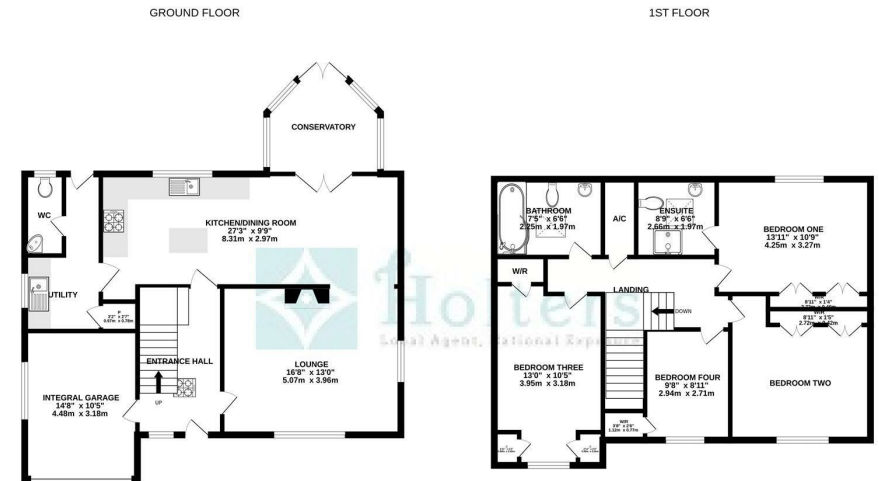
We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to obtain ID verification from all prospective purchasers. A company called Credit Safe run ID reports for us, the cost of which is to be covered by prospective purchasers.

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 on for the guidance of intended purchasers or les and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use or occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements 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 Holters 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.



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. The 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. Made with Metrepx 03/2021

