



2 Maeshendre, Cilmery, Builth Wells, Powys, LD2 3NY
Offers in the region of £220,000



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A stunning three bedroom semi-detached house, with great views in a popular village close to Builth Wells. Subject to an affordable occupancy restriction.

Key Features

- Brand New Build Semi-Detached House
- With An Affordable Occupancy Restriction
- 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 June 2024
- 10 Year NHBC Warranty

The Property

2 Maeshendre is a great opportunity to purchase a brand new three bedroom semi-detached 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.

NOTE

Internal photos are of No1 Maeshendre which has the same internal layout.

Occupancy Restriction

The property is subject to an affordable occupancy restriction. Details are listed below.

Qualifying Persons

“Qualifying Persons” means a person in need of Affordable Housing and who immediately prior to taking occupation of the Affordable Housing Unit(s) falls within one or more of the following categories:

- Has lived in, volunteered in or studied in the Local Community for a period of at least 12 months at the time of application; OR
- Has previously lived in the Local Community for a period of at least 3 consecutive years and wishes to live there; OR
- Has a firm offer of employment in the Local Community or is currently employed in the Local Community; OR
- Has close relatives who have lived in the Local Community for the last 5 years continuously; OR
- Wishes to provide full time care to a resident in

the Local Community.

AND

The proposed Occupier is not able to afford market housing as assessed by or on behalf of the Council and based on evidence presented by the proposed Occupier.

Application for Housing Register

For intermediate affordable housing for sale, the Affordable Housing Unit(s) will not be occupied initially or subsequently by any person other than a Qualifying Person. The proposed Occupier will confirm and evidence their eligibility to occupy the Affordable Housing Unit with the Council prior to occupation. This means that the proposed Occupier will provide evidence to the Council that they have registered with the Tai Teg Affordable Housing Register and that they have been assessed and confirmed as being a Qualifying Person and therefore in local housing need by Tai Teg

Link to register - <https://en.powys.gov.uk/article/8307/A-Housing-Register>

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.

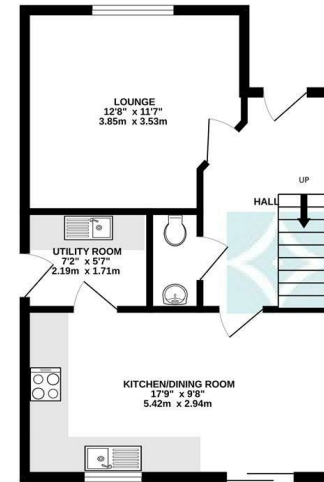
Money Laundering Regulations

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.

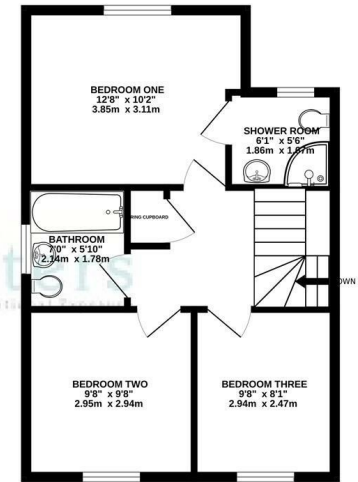
Consumer Protection

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 vendor 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.

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



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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