



Holters

Local Agent, National Exposure

4 Trem Yr Epynt Cefn Gorwydd, Llangammarch Wells, Powys, LD4 4DQ

Offers in the region of £367,500



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Welcome to this stunning detached house located in the quiet rural hamlet of Cefn Gorwydd. This modern property boasts not only a beautiful view but also ample space with four bedrooms, perfect for a growing family and those looking to enjoy a quiet lifestyle!

Key Features

- Stunning Detached Rural Property
- Built in 2021
- Top Energy Banding
- With Stunning Views
- Large Gardens
- Backing onto Open Countryside
- Offering Four Bedrooms
- Modern Accommodation
- Well Presented Throughout
- 7 Years of NHBC Warranty Remaining
- EPC - Band A

The Property

4 Trem Yr Epynt is a stunning detached property that is located in a beautiful rural location in the quiet hamlet of Cefn Gorwydd. Built in 2021 and with 7 years remaining on its NHBC new build warranty, the property has been built with energy efficient living in mind and boasts a top energy rating of a band A. With large gardens and wonderful south facing views!

A canopy porch and front door open to the main hallway, the modern finish and décor that runs through the property is evident immediately. To the side of the hall is a useful ground floor WC. The main reception room spans the depth of the house and offers a light feel with two windows on the west elevation and French doors opening to the south facing rear

garden. From the room you overlook the side and rear garden with the amazing views all around. The impressive kitchen dining room is again extremely light with its south facing aspect, it is fitted with a modern white kitchen and has integrated appliances. From the dining area French door open to the rear garden which again has superb views. To the side of the kitchen is a utility room which is turn leads to the integral garage.

The first floor accommodation continues the modern finish and is extremely light and airy. From the landing a large window captures the view to the front and there is also a fitted storage cupboard. There are four bedrooms in total, three of which are doubles and generous single. The master bedroom benefits from an ensuite shower room which is fitted with a modern white suite with a walk in shower. The family bathroom is also fitted with a modern white suite, both of which are extremely well presented for sale.

Externally the property offers off road parking to the front. The main gardens are to the side and rear, this huge space offers great potential to adapt and finish to suit your requirements. Mainly grassed and

planted in places with a number of fruit trees.

The picturesque surroundings of Cefn Gorwydd offer a tranquil escape from the hustle and bustle of city life, making it a perfect retreat for those seeking peace and quiet. The stunning view from the property adds to the charm and serenity of the location, creating a truly idyllic setting to call home. Don't miss the opportunity to make this delightful house your own and enjoy the modern accommodation and four bedrooms it has to offer. Contact us today to arrange a viewing and experience the beauty of this countryside gem in Cefn Gorwydd.

The Location

The property is located in a rural position in the small hamlet of Cefn Gorwydd, which is located 2 miles from the town of Llanwrtyd Wells. Llanwrtyd Wells is a small town in Powys, mid-Wales, on the River Irfon. With a population of 850, it 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 a 20 minute drive away, 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, with a population of around two and a half thousand.

Nearest Towns

- Llanwrtyd Wells - 2.2 miles
- Llangammarch Wells - 2.5 miles
- Builth Wells - 10.5 miles
- Llandovery - 13 miles

Services

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

Heating

The property has the benefit of oil fired under floor central heating. Fitted PV panels.

Council Tax

Powys County Council - Band

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 have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1,469 sq.ft. (136.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sites, sections, areas 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 | 96 | 98 |
| (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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