



Holters

Local Agent, National Exposure

Llety'r Wennol, Abergwesyn, Llanwrtyd Wells, LD5 4AD

Offers in the region of £495,000



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The sale of Llety'r Wennol offers a fantastic opportunity to purchase your own piece of the beautiful Mid-Wales countryside in the picturesque Abergwesyn Valley. This detached 3 bed property comes with just over 14.5 acres, stables and a large detached shed. Available with no upward chain.

Key Features

- Charming Rural Smallholding
- With a Three Bed Detached House
- Recently Redecorated
- Available with No Upward Chain
- Offering 14.5 Acres in Total
- With Stables & Large Detached Shed
- Superb Views
- Mainly Pasture with Mature Trees & Wildlife Pond
- Located in the Stunning Abergwesyn Valley
- EPC - E

The Property

Llety'r Wennol is a charming smallholding situated in the stunning rural location of the Abergwesyn valley. The property is vacant, fully double glazed, it has been recently redecorated both internally and externally and is available to purchase with no upward chain. As you arrive at the property you are greeted by a newly fitted double vehicular gates which open onto the large gravelled driveway which leads both to the house and the detached shed.

The property itself is south facing and enjoys an elevated position and overlooks the fields with beautiful views all around. As you enter you step into the utility room which has a useful ground floor WC and leads to the lounge which is a pleasant room

with a wood burning stove and a stair to the first floor. The kitchen/dining room is fitted with ample base units, an oil fired Rayburn, an electric oven and hob with plenty of room for a dining table. Double doors open to the conservatory which enjoys superb views.

The spacious first floor accommodation offers three large double bedrooms, with the master bedroom having an en-suite shower room. Bedrooms two and three are also large doubles, there is a family bathroom and a large walk in airing cupboard.

The Land & Outbuildings

Externally the property is well complimented by 14.5 acres of mainly pasture land which is ideally suited for the grazing of sheep or ponies. In two parcels which are divided by the country road. On the same side as the house you will find just under 9 acres which is split into 3 paddocks. The sloping pasture is well fenced and offers a fantastic wildlife area with an established pond. At a lower level from the house a gravelled yard provides ample parking for vehicles and trailers if required and leads to the detached zinc clad shed which is suitable for a number of uses.

On the north side of the road you will

find an additional 5 1/2 acres and the brick built stables, which offer two loose box stables, a feed store and a tack room. The building was formerly connected to mains electric and has a water connection nearby. The first part of the land at the rear of the stables is sloping but has a good access track leading to the higher field which has a gentle slope and enjoys fabulous views.

The Location

The property is located in the beautiful Abergwesyn Valley which provides a spectacular piece of the unspoilt Mid-Wales countryside. The nearby Abergwesyn Commons stretch for 12 miles between the Nant Irfon valley and Llanwrthwl. They are rich in archaeology, including Bronze Age ritual sites and deserted medieval villages. A National Trust project is focused on the preservation of the peatland. To the north the ground falls away to the edge of the Elan Valley Reservoirs. The summit ridge is wild and bleak with expansive views across the roof of Wales. The valley offers several wonderful walking routes which take you through woods and over the Cambrian Mountains.

The nearby Llanwrtyd Wells is a small town in Powys, mid-Wales, on the River Irfon. The town is on the A483 between Llandovery and Builth Wells



and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd has a rail station on the Heart of Wales line with connections to London Paddington at Swansea. Other local facilities such as the primary school, two shops, post office, petrol station, doctors' surgery and pharmacy 2 miles away. 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.

Nearest Towns

Llanwrtyd Wells - 2 miles
 Llandoverly - 13 miles
 Builth Wells- 14 miles

Directions

From the centre of Llanwrtyd Wells take the turning signposted Abergwesyn, follow this road for 2 miles and the property can be found on the right hand side.

Services

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

Heating

The property has the benefit of oil fired central heating via a combi boiler. Oil fired Rayburn in the kitchen for cooking.

Council Tax

Powys County Council - Band D.

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. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 lessor 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: 1299 sq. ft. (120.7 sq.m.) approx.
 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. 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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