



Holters

Local Agent, National Exposure

2 Y Maes, Beulah, Llanwrtyd Wells, LD5 4YH

Offers in the region of £335,000



Holters

Local Agent, National Exposure

2 Y Maes, Beulah, Llanwrtyd Wells, LD5 4YH

This fabulous modern detached family home really offers the wow factor! Finished to a high standard with three bedroom and three reception rooms the spacious accommodation and large garden is perfect for a family.

Key Features

- Stunning Three Bedroom Detached House
- Great Site in a Popular Rural Village Location
- Spacious Accommodation Extending to 1513 ft²
- Offering Modern, Contemporary Accommodation
- Offering Three Reception Rooms
- Stunning Bathroom, En-Suite and Ground Floor Shower Room
- Built in 2021 with 10 Year NHBC Building Warranties
- Ground Source Heating
- Large Rear Garden
- EPC - B

The Property

2 Y Maes is a stunning, spacious, detached three-bedroom house that extends to 1513 ft² which comes with a large rear garden and two car parking spaces. Located on a popular development which was built in 2021 and in the friendly village of Beulah with a public house, petrol station and shop on your doorstep.

The internal accommodation offers a canopy porch which leads

into a large entrance hall with storage under the stair. There are two reception rooms located on either side of the hall both offering a light aspect being south facing. The kitchen/dining room is at the rear, open plan with ample fitted wall and base units, with intergrated appliances, the room has a lovely feel and enjoys a pleasant view over the garden. An opening leads you straight into the sunroom, which is a wonderful space to sit and relax as you overlook the rear garden. With all the space the house offers we believe this will be your favourite room! There is a utility off the kitchen, which has an external door to the rear garden and access into a extremely useful ground floor shower room.

The first floor accommodation offers three bedrooms, two doubles and one large single. The large master bedroom has a dressing room to the side which is turn leads to the en-suite shower room, which is fitted with a modern white suite. Both bedrooms two and three have a nice overlook over the rear garden.

The Location

The village of Beulah has a great community feel with a village shop and filling station central in the village. The Trout Public House is well known in the area for its food. Nearby is the town of Llanwrtyd Wells. With a population of just 850, it is the smallest town in Powys and 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 Ddrewlyd, 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 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 250,000 visitors to the town each year.

Nearest Towns

- Llanwrtyd Wells - 4 miles
- Builth Wells - 9 miles
- Llandrindod Wells - 13.5 miles

Services

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

Heating

The property has the benefit of ground source heating.

Council Tax

Powys County Council - Band E

Tenure

We are informed the property is of freehold tenure.

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.

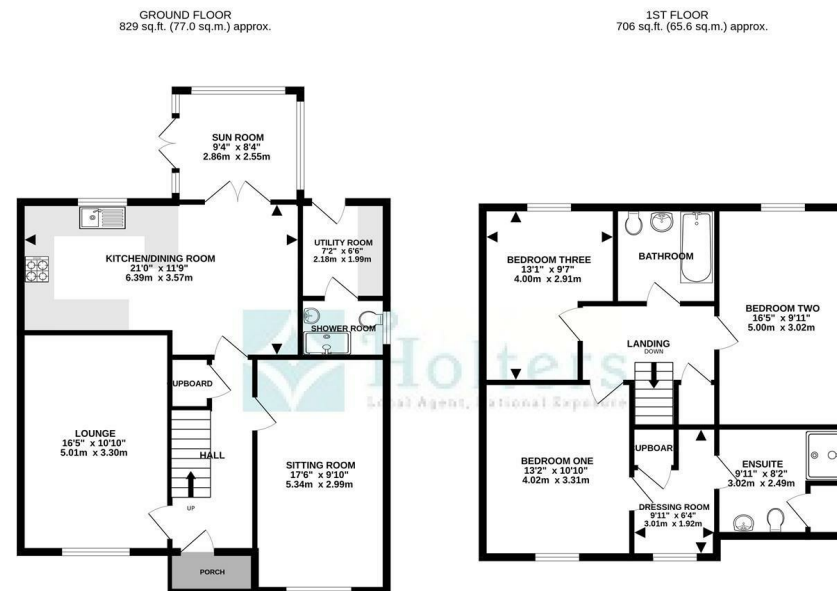
Money Laundering Regulations

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 who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given with responsibility and any intending purchaser 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 have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1535 sq. ft. (142.6 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.
 Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	
(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	



Holters
Local Agent, National Exposure



Holters
Local Agent, National Exposure



Holters
Local Agent, National Exposure



Holters
Local Agent, National Exposure