



Holters

Local Agent, National Exposure

6 Y Maes, Beulah, LD5 4YH

Offers in the region of £395,000



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A stunning detached four bedroom, two reception room house has been finished to a high spec and is beautifully presented for sale. With a wonderful garden, with an open field to the side it is a must view!

Key Features

- Located on An Exciting New Development
- A Fabulous Detached Four Bedroom House
- Finished to A High Specification
- Beautifully Presented for Sale
- Energy Efficient with Fitted Solar Panels
- With An Electric Car Charging Point
- Offering Modern, Contemporary Accommodation
- Family Bathroom and En-Suite Master Bedroom
- Two Reception Rooms
- Large, Beautifully Landscaped Rear Garden
- With An Open Field to the Side
- Integral Garage
- 7 Year NHBC Building Warranty Remaining
- EPC - B

The Property

6 Y Maes is a fabulous detached, four bedroom house which is located at the end of a small cul-de-sac on an extremely popular new development. Purchased by the sellers from new the sale is a reluctant one due to a relocation for employment purposes. The property is well located on the site with an open field to the side giving a lovely rural outlook which can be enjoyed from the garden. Huge attention has been given to the garden with an abundance of well established

plants and shrubs, including perennials, climbers and ornamental trees making it a joy to view. There is a vegetable garden to the side of the house with raised beds and a useful garden shed to the rear.

The internal accommodation offers a canopy porch which leads into a large entrance hall with storage under the stair, immediately to your left is a large ground floor WC ideal for guests. To the right of the hall is the lounge, this large room floods lights in from the front and enjoys an open double doorway to the dining area. The kitchen/dining room is at the rear, open plan with ample fitted wall and base units, with integrated appliances and a breakfast bar. The room has a lovely feel and enjoys a pleasant view to the rear and with French doors giving access to the wonderful rear garden. There is a utility room to the side of the kitchen, which has an external door to the rear garden and access to the second reception room. Formerly part of the garage, the sellers have converted this area to a second reception room which could be extremely useful for someone working from home. From here you have access to the integral single garage

The impressive stair with a glass

balustrade and oak treads leads to the galleried landing, which is turn leads to the four bedrooms and family bathroom. The large master bedroom has extensive fitted wardrobes and an impressive en-suite shower room, which is fitted with a modern white suite. Bedrooms two and three are large doubles and bedrooms four a generous single, which is currently used as a home office. The family bathroom has a modern white suite with a separate shower and bath. From bedrooms three and four you overlook the rear garden and enjoy views over the open fields to the side and hills in the distance.

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 F.

Tenure

We are informed the property is of freehold tenure.

Wayleaves, Easements and Rights of Way

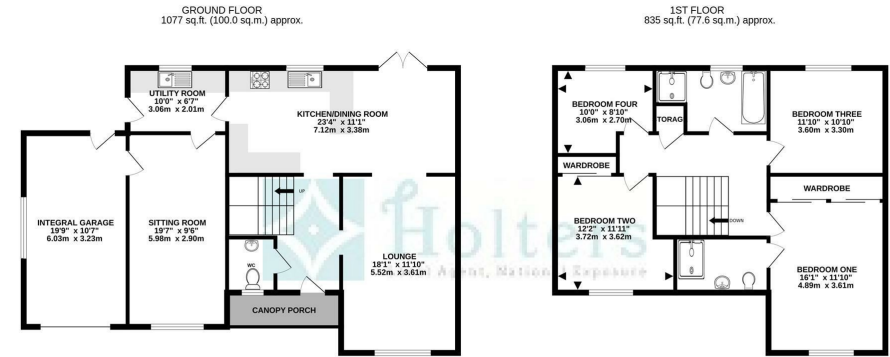
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 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: 1911 sq.ft. (177.6 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 SketchUp 12021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(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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