



6 Cae Llewelyn, Cilmery, Builth Wells, Powys, LD2 3FA

Offers in the region of £345,000



Holters
Local Agent, National Exposure

6 Cae Llewelyn, Cilmeri, Builth Wells, Powys, LD2 3FA

Available with NO UPWARD CHAIN! Are you looking for a bungalow in a village location, yet a short drive to a town? Well look no further! This superb, detached bungalow has been extended and has been well maintained over the years.

Key Features

- A Superb Detached Bungalow
- Offering Extended Accommodation
- Wonderful Kitchen/Dining Room
- Three Bedrooms
- Large South Facing Rear Garden
- Oak Flooring
- Fully UPVS Double Glazed
- Reluctant Sale
- No Upward Chain
- EPC - E

The Property

6 Cae Llewelyn is a lovely, detached bungalow that has been extended to offer spacious, comfortable accommodation. The property is fully double glazed, it has the benefit of modern electric wall heaters and with a superb south facing rear garden which enjoys views towards the Eppynt hills. The property is vacant and available to purchase with no upward chain.

As you enter the property you step into the hallway, which leads to all of the rooms. Immediately on your right is the lounge, with a fitted wood burning stove this is a cosy space to relax but with a window to the front and double doors to the

dining room it allows light to flood through. The real wow factor of the property is the kitchen/dining room. This large open space offers a light aspect being south facing and with French doors opening to the rear garden. With an oak floor, ample fitted wall and base units with a breakfast bar area, it really is a fantastic space. The hallway gives access to the utility room which is fitted with storage units and has an external door to the side.

The main and second bedrooms are doubles with fitted storage and south facing windows to the rear, the third bedroom is a single and the family bathroom offers a white suite and is well presented for sale.

Outside

To the front of the bungalow is a large tarmac driveway which is suitable for parking a number of vehicles. The rear garden is a superb space, the large level space is south facing with a paved seating area accessed off the kitchen/dining room. There is a large lawn, currently a play area for the children and a detached garden shed.

The Location

The property is located in the small rural village of Cilmeri, 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

Services

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

Heating

The property has the benefit of electric heating.

Council Tax

Powys County Council - Band E

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.

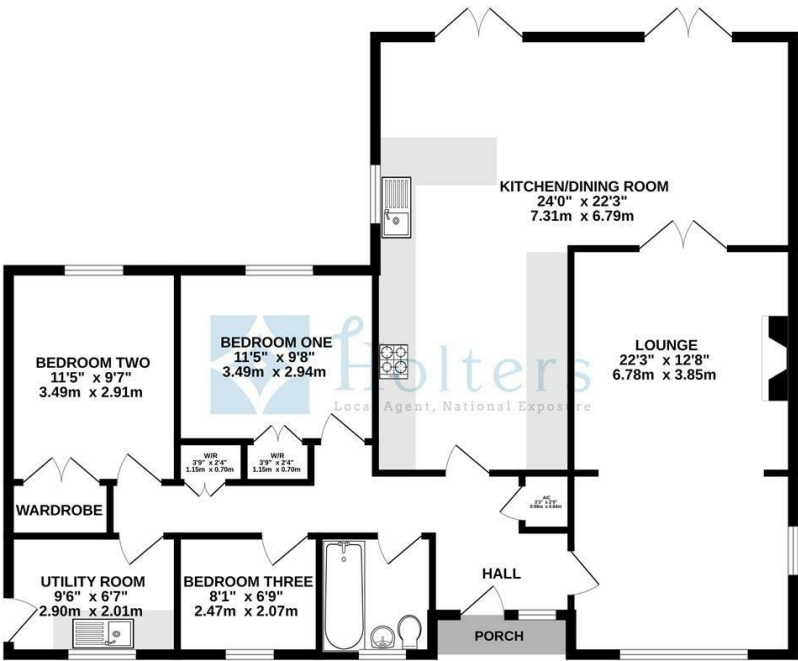
Wayleaves, Easements and Rights of Way

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.

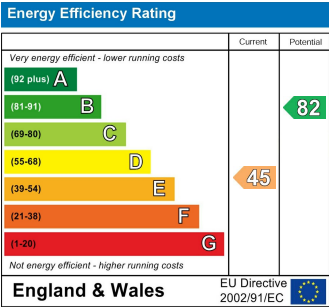
Consumer Protection

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 on for the guidance of intended purchasers or les and do not constitute part of an offer or conti
2. All descriptions, dimensions, reference to condition and necessary permissions for use a occupation, and other details are given witho responsibility and any intending purchasers c tenants should not rely on them as statement representations of fact but must satisfy themselves by inspection or otherwise as to tl correctness of each term of them. 3. The venci or lessors do not make or give, and neither do Holters for themselves nor any person in thei employment have any authority to make or g any representation or warranty whatever in relation to this property.

GROUND FLOOR



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 quality or efficiency can be given.
Made with Metropix 1/2025





Holters
Local Agent, National Exposure



Holters
Local Agent, National Exposure



Holters
Local Agent, National Exposure



Holters
Local Agent, National Exposure