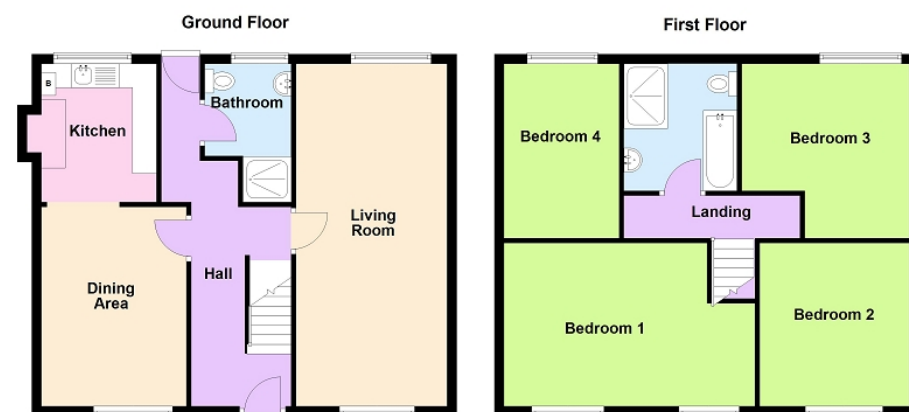
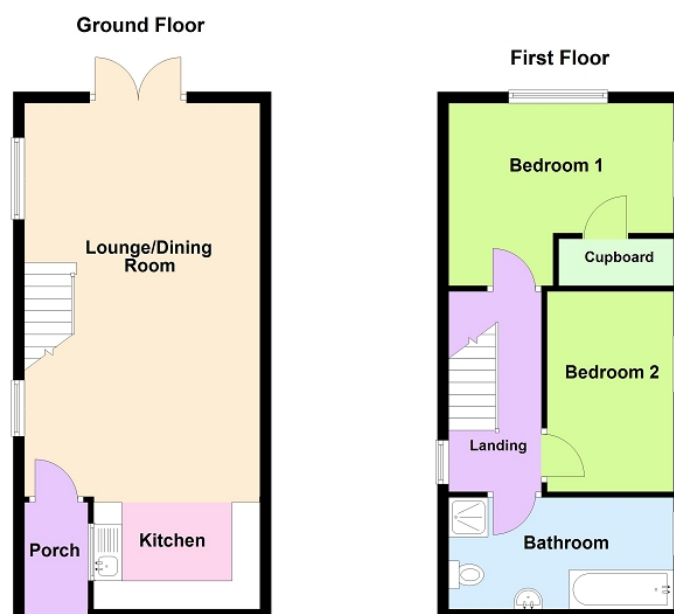
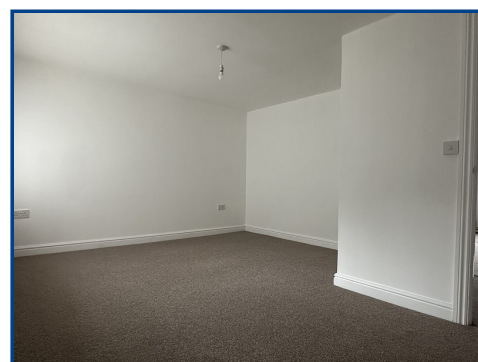
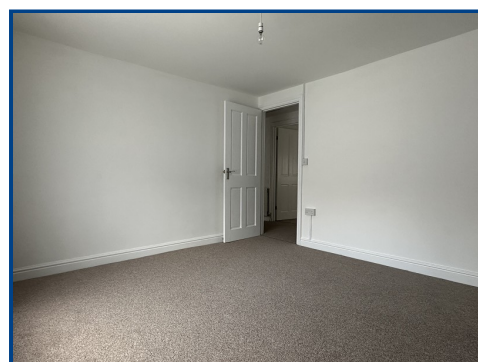




For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.

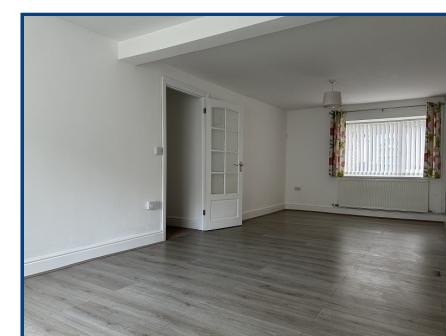
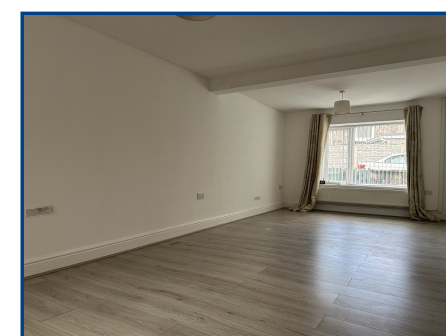


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Plan produced using PlanUp.



Golden Lion Terrace Lower Cwmtwrch Powys.

Offers Over **£325,000**



- 4 BEDROOM HOUSE AND 2 BEDROOM HOUSE
- 2 PROPERTIES SOLD AS ONE
- SEPARATE UTILITIES FOR BOTH PROPERTIES
- HUGE POTENTIAL FOR HOLIDAY LET OR RENTAL
- AMPLE OFF ROAD PARKING AND LAWN AREAS
- SOLD WITH NO ONWARD CHAIN
- RIVERSIDE LOCATION
- VIEWING HIGHLY RECOMMENDED TO APPRECIATE POTENTIAL!

General Description

EPC Rating: E41

A rare opportunity to acquire two adjoining dwellings sold as one and with no onward chain... Set on a 0.32-acre plot with separate utilities, and located just off Bridge Street beside the River Twrch, this stone-built property offers great versatility. No. 6 includes living rooms, a dining room opening into the kitchen, utility with downstairs shower room & W.C, and four double bedrooms with a four-piece bathroom upstairs. Adjoined yet fully self-contained, No. 6a features an open-plan kitchen/living/dining area, two double bedrooms, and a four-piece bathroom—ideal as an annexe, holiday let, or rental. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACE AND POTENTIAL!**

Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 844 426**

Email: **ystradgynlais@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

A rare opportunity to acquire two adjoining dwellings being sold as one, set on an impressive 0.32-acre plot with separate utilities. Located just off Bridge Street and neighbouring the River Twrch, this characterful stone-built property once formed part of a traditional cottage and now offers incredible versatility. No. 6 boasts a spacious living rooms, a dining room, downstairs shower room with utility, and four double bedrooms upstairs alongside a four-piece bathroom. Adjoined yet fully self-contained, No. 6a features an open-plan living, dining, and kitchen area with two bedrooms and a four-piece bathroom upstairs—making it ideal for use as an annexe, holiday let, or private rental. The generous plot includes ample off-road parking, lawned areas, several outbuildings and workshops, and a private access point from Golden Lion Terrace. Previously used as a mechanic’s workshop, the outside space presents huge potential for a variety of uses—whether reinstating commercial

activity, creating a private garden for 6a, or exploring further development (subject to planning). This is an exceptional opportunity for families needing space, multi-generational living, investors seeking dual income streams, or those looking to combine home, business, and leisure on one versatile site.

4 BEDROOM PROPERTY

Hall

Lounge (23' 6" x 10' 4") or (7.16m x 3.16m)

Dining Area (14' 1" x 9' 11") or (4.29m x 3.03m)

Kitchen (9' 11" x 9' 6") or (3.02m x 2.89m)

Shower Room / Utility Room (8' 5" x 7' 3") or (2.57m x 2.21m)

Landing

Bedroom 1 (11' 5" x 16' 10") or (3.47m x 5.13m)

Bedroom 2 (14' 7" x 12' 2") or (4.44m x 3.72m)

Bedroom 3 (11' 11" x 11' 8") or (3.64m x 3.56m)

Bedroom 4 (12' 5" x 5' 10") or (3.79m x 1.79m)

Bathroom (8' 5" x 7' 3") or (2.57m x 2.21m)

2 BEDROOM PROPERTY

Open Plan Kitchen / Dining / Sitting Room (30' 9" x 13' 5") or (9.38m x 4.08m)

Landing

Bedroom 1 (13' 6" x 11' 4") or (4.11m x 3.46m)

Bedroom 2 (11' 5" x 6' 9") or (3.47m x 2.06m)

Bathroom (12' 6" x 6' 4") or (3.82m x 1.94m)

DISCLAIMER

Please note that there is a pedestrian right of way across the plot for residents of 2, 3, 4 and 5 Golden Lion Terrace to access the allotments located to the rear of the boundary via foot only. The property is registered as two separate dwellings—6 and 6a Golden Lion Terrace—each with its own utility connections and individual Council Tax bills. Council Tax Band for 6 is C, and for 6a is A.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

C

