Golden Lion Terrace
Lower Cwmtwrch
Powys.

Offers In Region Of **£299,000**











- 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 adjoined dwellings sold as one and with no onward chain... Occupying a generous sized 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 room, 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

Golden Lion Terrace, Lower Cwmtwrch, Powys.

Property Description

A rare opportunity to acquire two adjoined 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 character 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.

Broadband and Mobile phone

Fast signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

C





Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.