



22 Y Maes, Beulah, Llanwrtyd Wells, Powys, LD5 4YH

Offers in the region of £387,500



Holters
Local Agent, National Exposure

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As modern family homes go this is an absolute beauty! Finished to a high specification, beautifully presented throughout and with a large landscaped garden adjoining an open field to the side, this fabulous four bedroom detached house really does have so much to offer.

- A Fabulous Detached Four Bedroom House
- Offering Modern, Contemporary Accommodation
- Large Landscaped Rear Garden
- 5 Year NHBC Building Warranty Remaining | EPC - B
- Finished to A High Specification
- Family Bathroom and En-Suite Master Bedroom
- With An Open Field to the Side
- Beautifully Presented for Sale
- Two Reception Rooms
- Integral Garage

The Property

22 Y Maes is a fabulous detached four bedroom house which offers spacious, modern accommodation and is beautifully presented for sale. Finished to a high specification, the property has a lovely contemporary feel throughout and is a wonderful family home, with two reception rooms, an impressive kitchen/dining room and four good size bedrooms.

The position of the house is another real feature, with a large garden wrapping around the rear and side of the property and an open field immediately to one side. The garden provides plenty of space for children to play, whilst a large paved seating area runs across the rear of the house providing a wonderful area to sit, relax and enjoy the surroundings. There are also raised vegetable beds for those who enjoy growing their own produce.

As you enter the property you step into the entrance hall, with the stair immediately ahead leading to the first floor and a useful ground floor WC. On your left is the main reception room, a large room with plenty of space for the family to enjoy.

At the rear is the impressive kitchen/dining room and this is a

wonderful space. The kitchen is fitted with a range of modern units with extensive worktop space and a large breakfast bar, whilst the dining area has plenty of room for a large table. Bi-fold doors open directly onto the paved seating area and garden, linking the inside and outside space extremely well.

Off the kitchen is a large utility room, providing further fitted units and worktop space, with an external door to the side. From the utility room there is access to the second reception room, currently providing a useful additional living/work space and perfect for someone working from home.

The first floor continues to impress and offers four good size bedrooms together with the family bathroom. The master bedroom is a particularly impressive room, a large double with extensive fitted wardrobes and its own en-suite shower room. Bedroom two is another large double, with bedrooms three and four also providing excellent family accommodation.

The family bathroom is beautifully presented with a modern white suite, including a freestanding bath and separate shower, whilst the en-suite to

the master bedroom has also been finished in a stylish contemporary design.

Externally, to the front is a large brick paved driveway providing ample off road parking and access to the integral garage. Gated access leads around the house to the large rear garden which is mainly laid to lawn with the extensive paved seating area immediately outside the kitchen/dining room. The garden enjoys an attractive setting, bordered by woodland to the rear and with an open field to the side giving the property a lovely outlook.

A superb modern family home, beautifully finished, spacious throughout and with a garden and position that really sets it apart.

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 Ddrewllyd, 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 mains water, electricity and drainage.

Heating

The property has the benefit of air source heating.

Council Tax

Powys County Council - Band F.

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 (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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 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 vendors 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.



