

Holters  
Local Agent, National Exposure

**12 Maesawelon, Caersws, SY17 5HG**

**Offers in the region of £224,500**



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## 12 Maesawelon, Caersws, SY17 5HG

Affordable four-bedroom homes in Caersws rarely come to the market. 12 Maesawelon presents a rare opportunity to acquire a generous family home with a large garden in the heart of the village, offering plenty of space and excellent potential for a buyer looking to put their own stamp on a property.

- Semi Detached Home
- Two Main Reception Rooms
- Large Enclosed Rear Garden
- No Onward Chain
- Four Bedrooms
- Sun Room Opening onto Garden
- Popular Village Location
- Kitchen / Diner with Adjoining Utility
- Family Bathroom
- Council Tax C

### The Property

Occupying a generous plot on a quiet residential street in the heart of Caersws, this deceptively spacious four-bedroom semi-detached home has remained within the same family for decades and now comes to the market with no onward chain, ready for its next chapter.

Inside, the scale of the accommodation is immediately apparent. The ground floor comprises a sitting room, a spacious living room with fireplace and built-in shelving to either side, and a large kitchen/diner fitted with a range of light wood units, gas hob, double oven and tiled splashbacks, with a breakfast bar providing a natural divide between the kitchen and dining areas. A utility room sits off the kitchen with its own external door, while a bright conservatory to the rear connects with both the kitchen and living room, drawing in plenty of natural light and providing an additional reception space overlooking the garden. Storage has been thoughtfully incorporated

throughout the house.

To the first floor are four bedrooms arranged off the landing. The principal bedroom is particularly generous in size, while bedrooms two and three are both comfortable doubles, all benefitting from built-in storage. The fourth bedroom is ideal as a nursery, child's bedroom or home office. The family bathroom is fitted with a bath, walk-in shower, WC and wash basin.

Externally, the property occupies a generous plot with gardens to both the front and rear. The front garden is laid mainly to lawn and could, subject to the necessary consents, offer potential for the creation of off-road parking. The rear garden is a particular feature of the property, extending to a substantial size and laid mainly to lawn with a paved patio area immediately behind the house. Enclosed by fencing and hedging, it provides a private and spacious outdoor area with plenty of room for families, gardening or simply enjoying the setting.

Offering excellent proportions, a large garden, no onward chain and clear scope for modernisation and personalisation throughout, 12 Maesawelon presents an excellent opportunity to acquire a family home with genuine potential in a well-connected Mid Wales village.

### The Location

Caersws is a lively village with a strong sense of community and a surprising range of amenities for its size. The long-established Caersws Village Club acts as a local hub for social events, live music, and sports, while the village's two pubs, fish and chip shop, petrol station, butcher, post office, and convenience store cover most daily needs. There's also a well-equipped playground and a primary school, making it a practical spot for families.

The village has a proud footballing tradition, with Caersws FC being a long-standing part of the Welsh football scene and central to village life.

Caersws is well connected via its



railway station on the Cambrian Line, with direct links to Newtown, Shrewsbury, Machynlleth, and the coast. Newtown, just 6 miles away, offers supermarkets, healthcare, a choice of secondary schools, and a further education college. Llanidloes is around 10 miles west and provides additional amenities, including a high school, independent shops, and a lively arts and food scene. For outdoor pursuits, Llyn Clywedog is within easy reach, offering walking trails, sailing, and fishing, while the beaches of Aberdyfi and Borth are just over an hour's drive away.

### Tenure

We are informed the property is of freehold tenure.

### Heating

The property has the benefit of gas fired central heating.

### Services

We are informed the property is connected to all mains services.

### Council Tax

Powys County Council - Band C

### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

### What3Words

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### 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

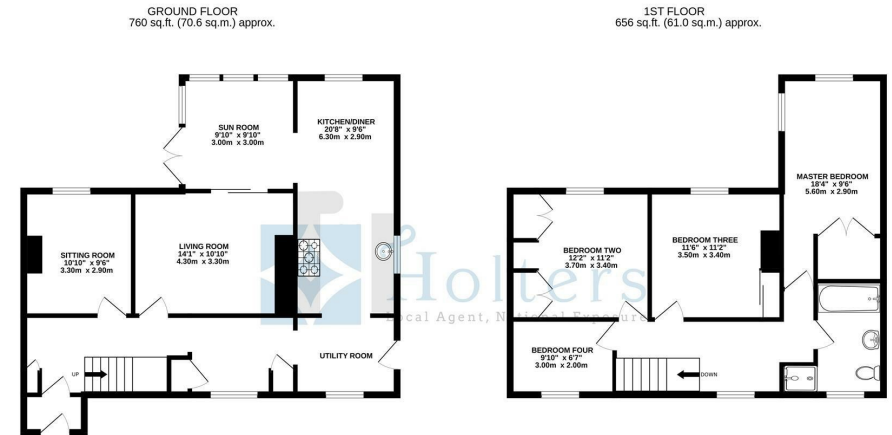
the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

### Money Laundering Regulations

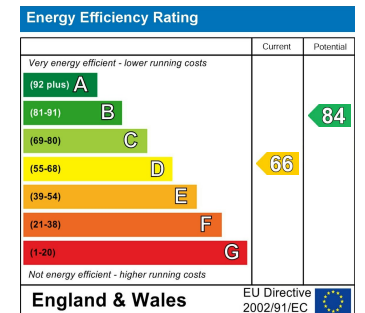
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide 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.

### 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.



TOTAL FLOOR AREA: 1417 sq.ft. (131.6 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.  
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