

# Holters

Local Agent, National Exposure

**40 Maes Y Dre, Caersws, SY17 5HX**

**Offers in the region of £225,000**



# Holters

Local Agent, National Exposure



## 40 Maes Y Dre, Caersws, SY17 5HX

Set in a popular village spot with countryside views, this well cared for three-bedroom home has a lovely rear garden, a useful garage and plenty of scope to put your own stamp on it. Offered with no onward chain through Holters.

- Semi Detached Home
- Dual Aspect Living Room
- Spacious Garage & Off-Road Parking
- Council Tax C
- Three Bedrooms
- Kitchen with Adjoining Utility
- Popular Village Location
- Family Bathroom & Downstairs WC
- Enclosed Rear Garden
- No Ongoing Chain

### The Property

Built in 1968 and owned by the same family ever since, 40 Maes Y Dre is a well cared for three-bedroom home, set in a popular village location close to the primary school. The house was extended in the 1980s with the addition of the garage and now offers comfortable, well proportioned accommodation with clear potential for a new owner to update and make it their own.

Inside, the layout is practical and easy to live with. The ground floor includes a bright, dual aspect living room with a gas fire and a door opening out to the rear garden. The front of the house enjoys open views, bringing in plenty of light and a sense of outlook. To the rear, the fitted kitchen has space for a table and works well as an everyday family kitchen, with an adjoining utility room alongside. There is also a downstairs WC.

Upstairs, there are two double bedrooms and a smaller third bedroom, all with built in storage.

The bathroom is a good size and includes a bath, separate freestanding shower, WC and basin.

Outside, the enclosed rear garden offers a private and usable space, with room for seating, planting, or play, and access both from the house and from the rear. The garage, which is the 1980s extension, is a generous space with power, lighting and water connected.

Offered for sale with no ongoing chain, 40 Maes Y Dre has been well looked after by the same family for many years and is now ready for its next chapter. Set in a well regarded village, close to the primary school and local amenities, it will appeal to first time buyers, young families and downsizers looking for a comfortable home with scope to put their own stamp on it.

### 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.

Council Tax

Powys County Council - Band C

Services

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

Heating

The property has the benefit of gas fired central heating.

Nearest Towns/Villages

- Trefeglwys - 4 miles
- Newtown - 6 miles
- Llanidloes - 8 miles
- Machynlleth - 22 miles
- Shrewsbury - 37 miles

Broadband

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

What3Words

///meanings.machinery.happening

Referral Fees

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

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

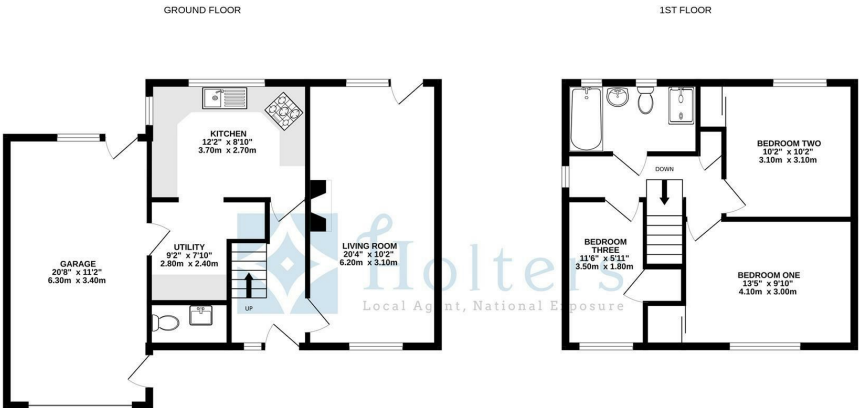
customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally 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.

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.



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 misstatement. 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. Made with Metropix (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Holters  
Local Agent, National Exposure



Holters  
Local Agent, National Exposure



Holters  
Local Agent, National Exposure



Holters  
Local Agent, National Exposure