



Holters

Local Agent, National Exposure

Cae Melyn, Llandyssil, Montgomery, SY15 6LF

Offers in the region of £575,000



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Cae Melyn is a spacious four double bedroom home set within generous wraparound gardens, positioned in the heart of the popular village of Llandysul. Marketed by Holters Estate Agents, this well-proportioned property offers versatile family accommodation in a sought-after village setting, combining practical living space with attractive outdoor surroundings.

- Lovely Detached Family Home
- Master Bedroom with En-Suite Shower Room
- Three Further Double Bedrooms
- Spacious Kitchen with Adjoining Breakfast Room & Utility Space
- Two Large Reception Rooms
- Family Bathroom & Additional Downstairs WC
- Wraparound, Enclosed Gardens
- Double Garage
- Extensive Off-Road Parking
- EPC D

Key Features

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The Property

Cae Melyn is a well proportioned detached family home in the village of Llandyssil, set on a very quiet lane and surrounded by completely enclosed, wraparound gardens. Built in 1991 and extended in the early 2000s, the property has been owned by the current sellers since 2007 and has been carefully maintained and improved over the years, creating a home that works extremely well for family life and entertaining.

The accommodation is arranged over two floors and offers a good balance of living and bedroom space. On the ground floor, a central entrance hall leads through to the main living areas. The sitting room is a generous dual aspect space with a log burner as a focal point, making it a comfortable and welcoming room for everyday family use. A separate dining room provides an excellent setting for meals and gatherings, with a bay window to the front and French doors opening out to the garden and patio area, ideal for outdoor eating and entertaining.

The kitchen has been fully updated by the

current owners and is a real highlight of the house. It is fitted with a comprehensive range of integrated Neff appliances including two ovens, two warming drawers, two dishwashers, a microwave, large fridge and coffee machine, along with excellent storage and preparation space. The kitchen connects through to the breakfast room, which works well as an informal dining area or additional family space and features a fireplace with electric wood effect stove, creating a cosy second sitting area within the main living space. To the rear of the house is a useful utility room with space for a washing machine and tumble dryer and plenty of storage, and it also works well as a boot room when coming in from the garden. A downstairs WC sits alongside.

Upstairs, the house offers four double bedrooms and a family bathroom. The main bedroom is a particularly impressive room with good proportions, built in storage and its own ensuite shower room. The remaining bedrooms are all comfortable doubles, making them ideal for children, guests or home working. The family bathroom includes both a bath and separate shower, which works well for busy households.

Outside, the property really comes into its own. Gated access opens onto a large gravel driveway providing a substantial amount of parking, in addition to a detached double garage. The garage also benefits from its own WC and offers clear potential for conversion into an annexe, studio or home working space, subject to any necessary permissions. There is also a large separate shed providing further useful storage.

The gardens wrap around the house and are fully enclosed with well established hedging, creating a private and secure setting that is ideal for children and pets. Patio areas provide space for outdoor seating and entertaining, with lawns extending around the property and plenty of room to enjoy throughout the day. Set behind the garage, a secluded, walled Secret Garden features vegetable beds and soft fruit planting, offering an appealing and productive space for the avid gardener.

Cae Melyn in Llandyssil is an amazing family home that offers space, privacy and flexibility in a peaceful village setting, with gardens and outbuildings that truly support modern family living and entertaining.

The Location

Llandyssil is a small rural village set in open Montgomeryshire countryside, just a few miles from the historic market town of Montgomery. Surrounded by gently rolling farmland and quiet country lanes, the village offers a peaceful setting with wide views across the landscape, making it an ideal location for those looking to enjoy a slower pace of life while remaining close to everyday amenities.

The area is well suited to those who enjoy spending time outdoors, with easy access to open countryside and quiet roads for walking and cycling. The village also has a well supported village hall which hosts a range of local activities and social events, providing a focal point for the community.

The nearby town of Montgomery is well known for its strong community spirit and historic



character, with its medieval street layout, Georgian Town Hall and the landmark Montgomery Castle overlooking the town. Despite its modest size, Montgomery offers a good range of local services including a post office, general store, medical centre, library, primary school, pubs, cafés, hotel and a variety of local clubs and societies. The Town Hall hosts regular markets, coffee mornings and community events.

The nearest primary schools are Abermule Community Primary School and Montgomery Church in Wales Primary School, while secondary education is available at Montgomery High School and Welshpool High School.

Welshpool and Newtown are both within easy reach and provide a wider range of shops, supermarkets, leisure facilities and mainline railway stations, making the location practical for both everyday needs and commuting.

Heating

The property has oil fired central heating.

Services

We are informed the property is connected to mains water & has a private drainage system.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F

Broadband

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

Nearest Towns / Villages

- Abermule - 2.5 miles
- Montgomery - 2.5 miles
- Newtown - 7 miles
- Welshpool - 8 miles
- Shrewsbury - 25 miles
- Aberystwyth - 49 miles

What3Words

///showering.polar.empty

Agents Note

This property is subject to a Section 106 agreement. Please contact Holters for more details

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

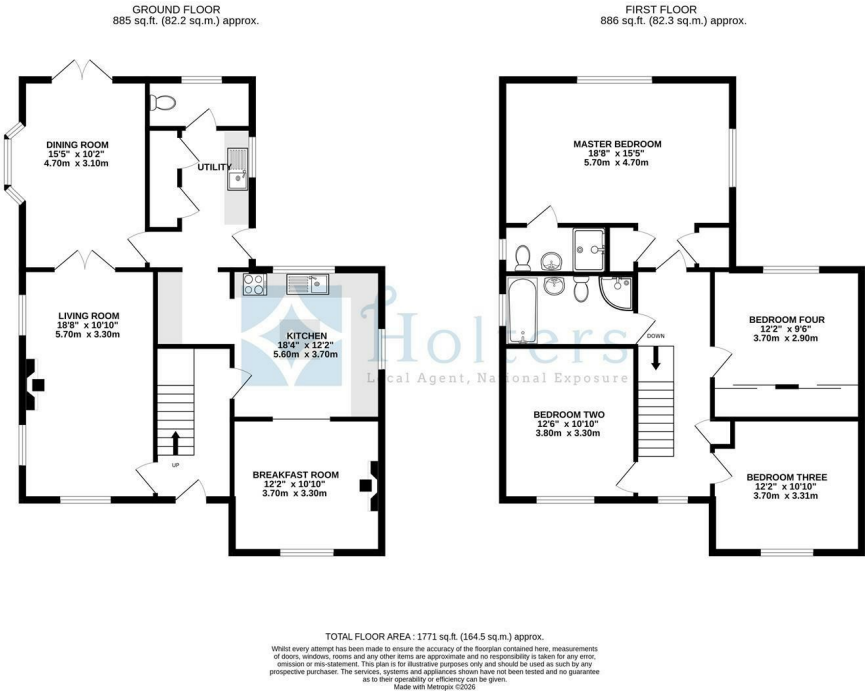
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

