



Dolwen Llanddewi, LD1 6TF

Offers in the region of £350,000



Holters
Local Agent, National Exposure

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Just take a moment... because this one really does have it all! This is an imposing detached home standing proudly in generous grounds, with sweeping countryside views, fantastic living space and no upward chain – a rare opportunity not to be missed.

- Imposing Detached Property
- Two Large Reception Rooms
- Sweeping Private Driveway
- Built Early 1900's | EPC - B
- Standing in Generous Grounds
- Light Aspect to Main Rooms
- Detached Single Garage
- Offering Three Double Bedrooms
- Lovely Views
- No Upward Chain

The Property

Set within generous grounds and approached via a sweeping private driveway, this attractive detached home immediately gives a wonderful sense of space and privacy. With lovely countryside views and light pouring into the main rooms, this is a home that feels both welcoming and uplifting from the moment you arrive.

Stepping into the property, you firstly step into a large, side entrance porch/sun room which is a perfect place to take off your wet boots and coats before entering the main house. You are then greeted by a central hallway with stairs rising to the first floor and access through to the principal ground floor rooms. The living room is a fantastic space, with windows allowing natural light to flood in. A feature fireplace with wood burning stove creates a lovely focal point, making this a room that works perfectly all year round – cosy in the winter and bright and airy in the summer months. To the front, the dining room is a superb second reception space, ideal for entertaining or family gatherings. With its bay-style window and pleasant outlook, it offers a more formal feel while still maintaining a warm and inviting atmosphere. The kitchen is well laid

out and practical, fitted with a range of wall and base units and offering good workspace. With direct access out to the garden, it's perfectly positioned for day-to-day living. Off the inner hallway is a useful utility room, along with a ground floor cloakroom/WC and additional store room, adding to the practicality of the home.

The first floor continues to impress, offering three well-proportioned double bedrooms. The main bedroom is a particularly generous room, with fitted storage and a lovely outlook over the surrounding countryside – a peaceful and relaxing space to start and end the day. Bedrooms two and three are both comfortable doubles, each enjoying plenty of natural light and views, making them ideal for family, guests or even a home office if required. Completing the accommodation is a family bathroom, fitted with a modern suite including bath and separate shower, finished in a clean, contemporary style. Properties offering this combination of space, setting and potential are always in strong demand, and with the added benefit of no upward chain, this one is ready and waiting for its next chapter.

If you're looking for a home that offers privacy, views and generous living

space, all within a beautiful rural setting – this is one you simply must view.

Outside

Externally, the property truly comes into its own. Standing in generous grounds, there is plenty of space to enjoy the outdoors, whether that's relaxing, gardening or simply taking in the views. A sweeping private driveway leads up to the property, providing ample parking and turning space for a number of vehicles, and in turn gives access to the detached single garage. The gardens wrap around the property and offer a mix of lawned areas and established planting, all positioned to make the most of the surrounding countryside and open views.

The Location

Located in the countryside a short drive from the small sleepy village of Llanddewi with the main social focus being the village hall used by a variety of clubs, Llanddewi and its close surroundings are a haven for nature enthusiasts and those of an active disposition with a huge variety of wildlife on show, the area is very popular with walkers and cyclists owing to an abundance of national cycle and walking trails. Further afield an extensive range of



recreational, education and retail facilities are available at the neighbouring towns of Llandrindod Wells (5 miles South) and Rhayader (10 miles West). Both offer an excellent range of independent retailers and a number of supermarkets chains. A variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations. Rhayader and Llandrindod also have many sporting and recreational facilities including football, rugby, running and golf clubs, the towns also have a selection of gymnasiums, health and leisure centres. Closer to home the larger village of Crossgates (2 miles South) offers a petrol station with store, garage, a further primary school, hotel and a selection of local shops.

Nearest Towns

- Llandrindod Wells - 6 miles
- Rhayader - 11 miles
- Builth Wells - 14 miles
- Newtown - 19 miles
- Hereford - 40 miles

Services

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

Heating

The property has the benefit of air source heating.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

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

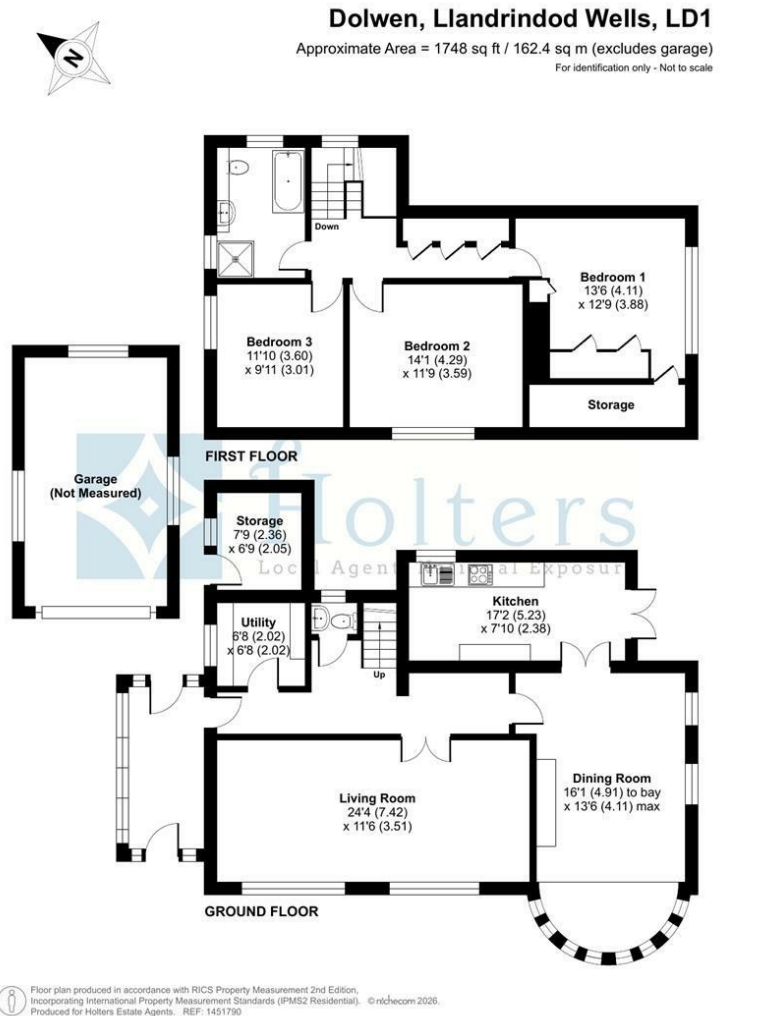
all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. 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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	81	89	
(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	

