



Holters

Local Agent, National Exposure

Ty Draig Cilnery, Builth Wells, Powys, LD2 3NU

Offers in the region of £485,000



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Ty Draig translates to Dragon House and you might be left red faced yourself if you miss out on this absolute beauty of a property! *Video Tour available*

Key Features

- Fabulous Detached Executive Home
- Offering Spacious Individually Designed Accommodation
- With Four Double Bedrooms
- Three Reception Rooms Plus Conservatory
- Extensive Gardens
- Parking for Several Vehicles with Gated Access
- Impressive Detached Double Garage & Home Gym
- Well Maintained & Beautifully Presented Throughout
- Oil Fired Central Heating & Fully UPVC Double Glazed
- EPC – C

The Property

Ty Draig is a fabulous detached four bedroom executive home that is located in a convenient village location just a 2.6 mile drive from the market town of Builth Wells. This individually designed property was built in 2008 it is extremely well presented for sale and is a pleasure to view. You will not be disappointed! With oil fired central heating, under floor heating to the ground floor, fitted solar panels and fully UPVC double glazed it offers all modern comforts yet with oak flooring and a fitted wood burning stove it offers a cosy welcoming feel.

From a canopy porch you step into the main hallway, immediately the quality finish of the modern accommodation is on show. The hall boasts a lovely locally made open tread stair with a window flooding light in. To the left of the hall is the lounge, this welcoming room has a

lovely feel with a fitted wood burning stove and a bay window to the front. On the opposite side of the hall is the home office, perfect for someone working from home or could be a useful fifth bedroom if required.

To the rear is an impressive kitchen/breakfast room, south facing with fully fitted white units it offers a light aspect. Fitted with integral appliances, a central island and ample space for a dining table it's a great space for a family to enjoy. To the side is a cosy snug, perfect for a games room or some peace and quiet to read away from the noise! The conservatory is accessed off the dining area, with doors linking it well to the garden and a lovely outlook. Also accessed off the kitchen is the utility room and a useful ground floor WC.

The first-floor accommodation continues to impress, with a large light landing offering fitted storage cupboards and access to all four double bedrooms and the family bathroom. The master bedroom is a superb space, a large double with a walk-in wardrobe and an en-suite shower room which is fitted with a modern white suite. The second, third and fourth bedrooms and all doubles, all with fitted wardrobes with bedrooms two and four having south facing views over the rear garden to the surrounding countryside. The family bathroom is fitted with a modern white suite, immaculately presented for sale with a separate shower and bath.

Outside

Externally the property is extremely

well complemented by the large well-maintained grounds. Accessed via a vehicular double gate which open to the tarmac driveway providing off road parking for several vehicles which in turn leads to the fantastic detached double garage/home gym. Measuring 8.02m x 5.88m this is a great addition to the property. A paved path leads to the front door and continues along the side of the house to the rear garden. A pedestrian gate opens to a paved seating area and ideal BBQ space, with a small number of steps rising to the lawn garden. This huge area is perfect for a family of a keen gardener. Rising gently to the rear where you will find a decked seating area which enjoys far reaching views across to the Llanynis Valley.

The Location

The property is located in the small rural village of Cilmeri, the village has a great community with a charming little country Public House, known for its good food and great atmosphere and has excellent transport with a Heart of Wales railway line stopping in the village and giving access to Swansea and Shrewsbury on a daily basis. From the village within a short 2-mile drive is the market town of Builth Wells (Llanfair y m Mault). The town 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 240,000 visitors to the town each year, together with other popular events to be held at the Showground, including the Spring and Winter Fairs. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

- Builth Wells - 2.6 miles
- Llandrindod Wells - 10 miles
- Brecon - 19 miles
- Llandovery - 21 miles

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

The property has the benefit of oil fired central heating, with fitted solar panels.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

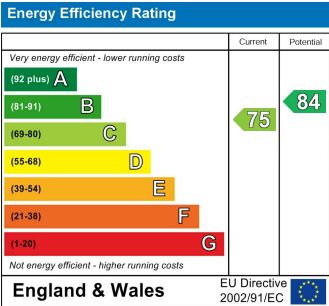
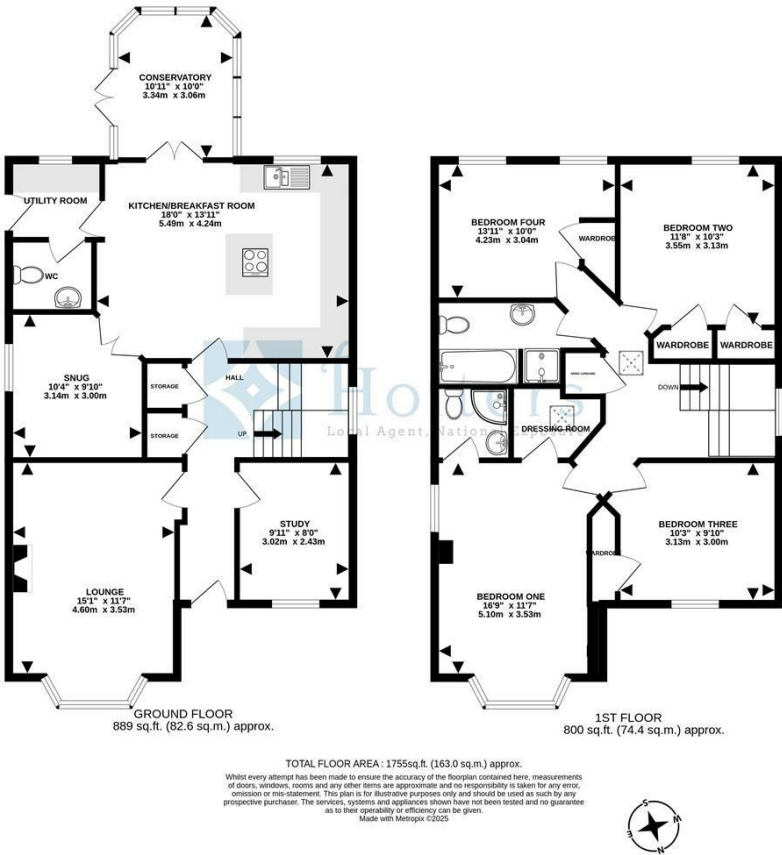
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.

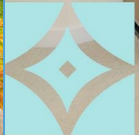
Wayleaves, Easements and Rights of Way

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.





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