



Holters

Local Agent, National Exposure

10 Y Maes Beulah, Llanwrtyd Wells, Powys, LD5 4YH

Offers in the region of £320,500



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Properties are nearing completion at Y Maes Development in Beulah, with the 3 remaining houses on phase three expected to be ready to move into by Winter 2023!

The properties are at a stage to tailor the finish to suit your own bespoke, individual requirements!

Property Features

- Exciting New Development
- Spacious Accommodation Extending to 1513 ft²
- Brand New Build Houses with Garages
- Offering Modern, Contemporary Accommodation
- Available Off Plan
- 3 or 4 Bedrooms
- Family Bathroom & En-Suite
- Great Site in a Popular Rural Village Location
- Built with 10 Year NHBC Building Warranties

The Development

Holters, together with H&W Developments, are delighted to introduce this stunning development of 3 and 4 bed properties that are located in the sought after rural village of Beulah, Powys. The Maes represents a unique opportunity to own a modern and contemporary home, built to satisfy the demands of modern-day living and the need for energy efficiency, within an attractive rural setting. All purchasers of a property at Y Maes Development will be given 3 months free membership for the nearby Lake Country Hotel & Spa in Llangammarch Wells. This comes with free use of all facilities and 25% off treatments. A fantastic way to settle into the new community! Phase 3 of Y Maes commenced in Spring 2023 and it is possible to secure your home with a deposit.

Whichever property type you choose, you'll enjoy generous living space and carefully considered room layout. And far from creating a development of identical houses, The Maes will be an attractive collection of individually

styled homes. From the choice of brickwork to the colour of the window frames, every home in The Maes has been designed to sit harmoniously within the environment. Internally, you'll have a choice of fixtures and fittings, as well as options to upgrade – it's the perfect opportunity to create the home you've always wanted.

The Property

10 The Maes, a Llandovery design, is a large detached three-bedroom house, that extends to 1513 ft² (including the garage) with a large rear garden and an integral garage. To the front are two car parking spaces that precede the garage.

The internal accommodation offers a canopy porch which leads into a large entrance hall with storage under the stair. The main reception room is on the right of the hall and located at the front of the house. There is the option to have a doorway direct into the kitchen. The kitchen/dining room is at the rear of the house, open plan with French doors and enjoys a pleasant view over the garden. There is a utility off the kitchen with an external door to the rear garden and access into a separate WC. The first floor accommodation has been designed to offer three bedrooms, two doubles and one large single. The master bedroom has a large en-suite shower room and dressing room. Bedrooms 2 and 3 overlook the rear garden.

A large three bedroom family home, with a good sized garden, parking and an integral garage. A well designed home!

The Location

The village of Beulah has a great community feel with a village shop and

filling station central in the village. The Trout Public House is well known in the area for its food. Nearby is the town of Llanwrtyd Wells. With a population of just 850, it is the smallest town in Powys and claims to be the smallest town in Britain. The town is on the A483 between Llandovery and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd Wells grew as a spa town around the Ffynnon Ddrewllyd, which still exists. The town is the site of both the World Bog Snorkelling Championships and the annual Man versus Horse Marathon, as well as other annual events.

The market town of Builth Wells (Llanfair ym Mault) 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 250,000 visitors to the town each year.

Price List

Phase 3

Plot 8 - Semi-Detached 3 bedroom - £299,995

Plot 9 - Semi-Detached 3 bedroom - £299,995

Plot 10 - Detached 3 bedroom - £320,500

Plot 11 - Detached 3 bedroom - £320,500



Deposit

This stunning property is available to purchase off-plan and can be secured with a deposit. Further details are available from the agent on request.

The Accomodation

Hall

Lounge

16'4" x 10'9" (5.00m x 3.30m)

Kitchen/Dining Room

20'11" x 11'9" (6.40m x 3.60m)

Utility Room

7'1" x 6'6" (2.18m x 2.00m)

Separate WC

Integral Garage

19'8" x 9'10" (6.00m x 3.00m)

First Floor Landing

Bedroom One

13'1" x 10'9" (4.00m x 3.30m)

Dressing Room

9'10" x 6'2" (3.00m x 1.90m)

En-Suite Shower Room

9'10" x 8'0" (3.00m x 2.45m)

Bedroom Two

16'4" x 9'10" (5.00m x 3.00m)

Bedroom Three

13'1" x 7'2" (4.00m x 2.20m)

Bathroom

7'6" x 7'6" (2.30m x 2.30m)

Services

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

Heating

Air source heating.

Council Tax

To be confirmed.

Tenure

We are informed the property is of freehold tenure.

Nearest Towns

Llanwrtyd Wells - 4 miles

Builth Wells - 9 miles

Llandrindod Wells - 13.5 miles

Llandovery - 15 miles

Brecon - 20 miles

Hay on Wye - 28 miles

Hereford - 50 miles

Money Laundering Regulations

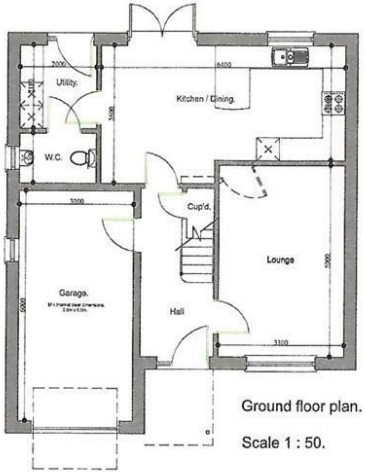
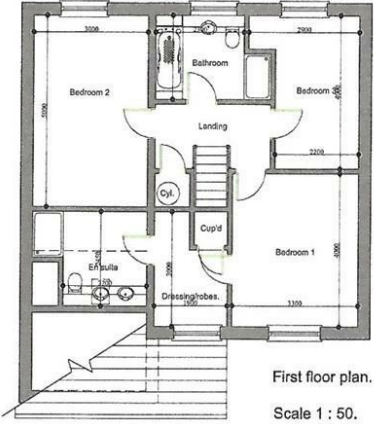
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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 has any authority to make or give any representation or warranty whatever in relation to this property.

Holters Modern Estate and Lettings Agent

Tel: 01743 832436 Email: info@holters.co.uk
www.holters.co.uk



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	

