



Holters

4 Bryn Llewellyn Cilmeri, Builth Wells, LD2 3NY

Offers in the region of £237,500



Holters
Local Agent, National Exposure

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Located in a popular village this 4 bedroom family home is ready to move straight into. With a railway platform a country pub in the village you won't have far to go if you don't fancy cooking one evening!

Key Features

- A Spacious Family House
- No Upward Chain
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Fully Double Glazed
- Off Road Parking
- Rear Garden
- Backing onto Open Fields
- EPC - F

The Property

4 Bryn Llewellyn is a spacious family home located in the popular village of Cilmeri, just over 2 miles from the market town of Builth Wells. The property is vacant and available with no upward chain. Purchased in 2007 by the current owners the property has been fully refurbished over the years to include a new roof and insulation, it has off road parking and a nice enclosed rear garden. Externally the house has also just had the outside re-painted giving a fresh appeal as you approach.

As you enter the property from the side door you step into the kitchen, fitted with modern wall and base units there is a lovely

view over the rear garden and open fields. From the kitchen you step into the lounge, a large open L-shaped room with two south facing windows to the front it offers a light feel, ample room for a lounge and dining area. There is a dining/sitting room to the side with a window to the rear, ideal if you are working from home or a playroom for children.

The first floor accommodation continues with the spacious theme, there are four bedrooms and a family bathroom. Three of the bedrooms are doubles and the fourth a generous single. The family bathroom is at the rear, it offers a white suite with a corner bath and a separate shower. There is also a fitted airing cupboard

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 ym 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 fitted electric heaters.

Council Tax

Powys County Council - Band C

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. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holders 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 for the guidance of intended purchasers or and do not constitute part of an offer or co 2. All descriptions, dimensions, reference to condition and necessary permissions for use occupation, and other details are given with responsibility and any intending purchaser tenants should not rely on them as statements representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each term of them. 3. The vendors or lessors do not make or give, and neither Holders for themselves nor any person in their employment has any authority to make or any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

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 mis-statement. 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.

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