

Holters

Local Agent, National Exposure

46 Maes Y Dre, Caersws, SY17 5HX

Offers in the region of £235,000



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A three-bedroom semi-detached home in the popular Maes Y Dre development, with lovely countryside views and no onward chain. Bright, spacious and well laid out, with a conservatory and practical living space. A great all-round home ready for its next chapter.

- Sunny Semi Detached Home
- Three Bedrooms
- Large Living Room & Lovely Conservatory
- Light Filled Kitchen with Adjoining Utility
- Family Bathroom & Downstairs WC
- Large Garage
- Off Road Parking
- Enclosed Rear Patio
- Lovely Views
- No Ongoing Chain

The Property

Occupying a pleasant position within the established residential development of Maes Y Dre, number 46 is a well-proportioned three-bedroom semi-detached home offering generous living space, far-reaching views across the surrounding countryside and the added advantage of no onward chain.

The accommodation is arranged over two floors and has clearly been a much-loved family home. On the ground floor, a welcoming entrance hall leads through to a spacious living room, which in turn opens into a well-proportioned conservatory. This is a real highlight of the property, flooded with natural light and enjoying open views across the fields and hills beyond, creating an additional reception space that can be enjoyed throughout the year.

The kitchen is a good size, fitted with cream shaker-style cabinetry and offering ample worktop and storage space. Off the kitchen, a useful utility room provides additional practicality, with a ground floor WC

completing this level. A large integral garage with an electric roller door and plumbing already in situ offers excellent potential as a utility or workshop space, as well as generous storage. A driveway to the front provides convenient off-road parking.

Upstairs, three bedrooms are served by a well-appointed family bathroom with bath and overhead shower. All three bedrooms benefit from built-in cupboards, providing excellent storage throughout. The principal bedroom is a comfortable double, while bedroom two is also a good-sized double, both enjoying views over the rooftops towards the hills beyond. Bedroom three is currently used as a single but would suit a nursery or home office equally well.

Outside, the rear garden has been thoughtfully designed with ease of maintenance in mind. A generous patio wraps around the back of the property, and the elevated position ensures the views remain a constant feature, with rolling fields and the distinctive mid-Wales hillscape

stretching beyond the boundary.

Number 46 is a home ready for its next chapter, offered with no onward chain and well suited to buyers seeking space, practicality and outlook in equal measure.

The Location

Caersws is a lively village with a strong sense of community and a surprising range of amenities for its size. The long-established Caersws Village Club acts as a local hub for social events, live music, and sports, while the village's two pubs, fish and chip shop, petrol station, butcher, post office, and convenience store cover most daily needs. There's also a well-equipped playground and a primary school, making it a practical spot for families.

The village has a proud footballing tradition, with Caersws FC being a long-standing part of the Welsh football scene and central to village life.

Caersws is well connected via its railway station on the Cambrian Line, with direct links to Newtown, Shrewsbury, Machynlleth, and the



coast. Newtown, just 6 miles away, offers supermarkets, healthcare, a choice of secondary schools, and a further education college. Llanidloes is around 10 miles west and provides additional amenities, including a high school, independent shops, and a lively arts and food scene. For outdoor pursuits, Llyn Clywedog is within easy reach, offering walking trails, sailing, and fishing, while the beaches of Aberdyfi and Borth are just over an hour's drive away.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C

Services

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

Heating

The property has the benefit of gas fired central heating.

Nearest Towns / Villages

- Trefeglwys - 4 miles
- Newtown - 6 miles
- Llanidloes - 8 miles
- Machynlleth - 22 miles
- Shrewsbury - 37 miles

Broadband

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

What3Words

///pass.bucks.mavericks

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

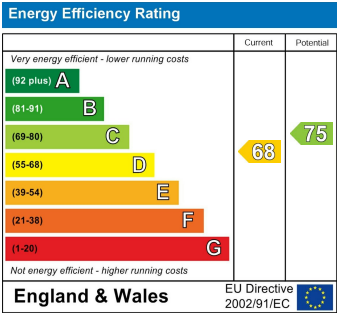
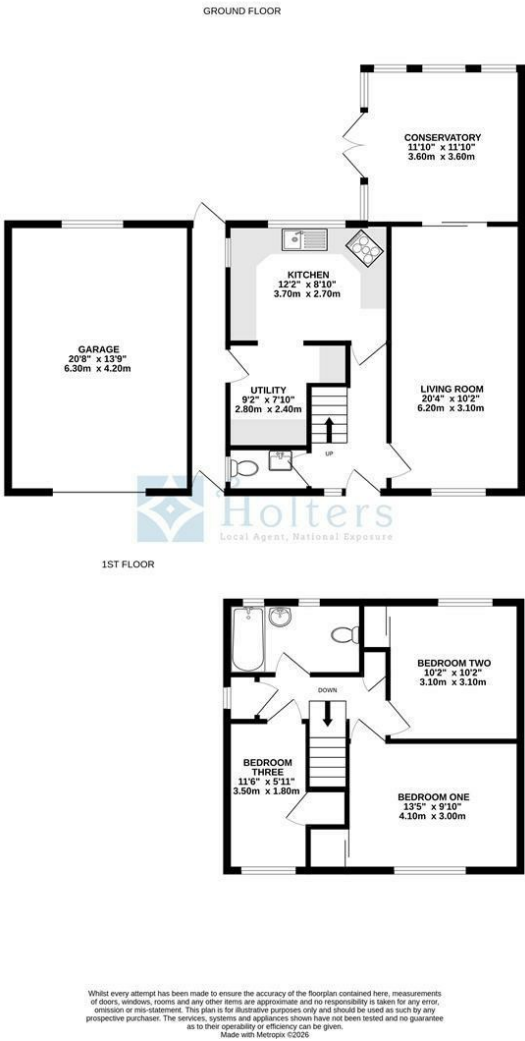
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide 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

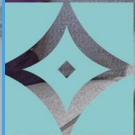
Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute 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 vendor 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.





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