



Maesyllan, Dolecoed Road, Llanwrtyd Wells, LD5 4RA

Offers in the region of £395,000



Holters
Local Agent, National Exposure

Maesyllan, Dolecoed Road, Llanwrtyd Wells, LD5 4RA

A fantastic opportunity to acquire an impressive detached bungalow offering spacious accommodation throughout, all set within generous gardens and backing onto open fields. With no upward chain and flexible living space, this is a wonderful home in a sought after part of Llanwrtyd Wells and viewing is highly recommended.

- Impressive Traditionally Built Detached Bungalow
- Available with No Upward Chain
- Offering Spacious Accommodation Throughout
- Over 2300sqft of Living Accommodation
- Three Double Bedrooms, Three Bath/Shower Rooms
- Two Reception Rooms or Optional Fourth Double Bedroom
- Modernised Kitchen, Bathroom, Shower Room & Ensuite
- Large Utility & Integral Garage
- Superb Gardens & Backing onto Open Fields
- Fully Double Glazed | EPC - D

The Property

This substantial detached bungalow occupies a lovely position on Dolecoed Road, enjoying mature gardens and a private rear outlook across open countryside. Offering excellent room proportions throughout, the property would suit families, those looking to move without compromising on space, or buyers seeking versatile single storey living.

The moment you step inside, the size of the accommodation becomes clear. A large welcoming hallway runs through the centre of the property and provides access to the principal rooms, creating a bright and airy first impression. The main reception room is a superb space, enjoying a large picture window to the front and ample room for a range of furniture. It is a lovely room for relaxing and entertaining. There is also a separate dining room which could equally be used as a second sitting room, home office or fourth double bedroom if required, offering great flexibility depending on your needs. The kitchen has been modernised and fitted with an attractive range of contemporary units with integrated appliances and excellent storage. There is ample room for everyday dining and direct access out to the rear garden, making it a

practical and sociable room within the house. Off the kitchen is a particularly useful large utility room which in turn provides access to the large integral garage, which benefits from a fitted roller door.

The bedroom accommodation is equally impressive, with three genuine double bedrooms. The principal bedroom is an exceptional size and benefits from fitted storage together with a superb modernised ensuite, with an easy access bath and ample fitted storage. Bedroom two is another very generous double room, while bedroom three is again a comfortable double bedroom overlooking the garden and enjoying views to the front.

The property offers both a well presented family bathroom which has been updated and fitted with a modern white suite and an additional shower room again modernised with a white suite, which adds further practicality for family living or visiting guests. The property is fully double glazed and has been well maintained throughout, presenting an exciting opportunity for a buyer to move straight in while adding their own style over time.

Externally the gardens are a real

feature of the property. To the front there is driveway parking leading to the integral garage, together with mature planting and established boundaries giving the property excellent kerb appeal. To the rear is a wonderful enclosed garden laid mainly to lawn with patio seating areas, raised beds, greenhouse space and mature trees. It is a peaceful spot to enjoy throughout the seasons and backs directly onto open fields, giving a lovely sense of space and privacy rarely found.

A well maintained, spacious bungalow in a great location, with no chain and superb gardens. A MUST VIEW!

The Location

Llanwrtyd Wells is a small town in Powys, mid-Wales, on the River Irfon. With a population of 850, it 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 Maullt) is a 20 minute drive away, 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, with a population of around two and a half thousand.

Nearest Towns

Builth Wells - 13 miles
 Llandrindod Wells - 18 miles
 Llandovery - 11 miles

Services

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

Heating

The property has the benefit of mains town gas fired central heating.

Council Tax

Powys County Council - Band G.

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.

Consumer Protection

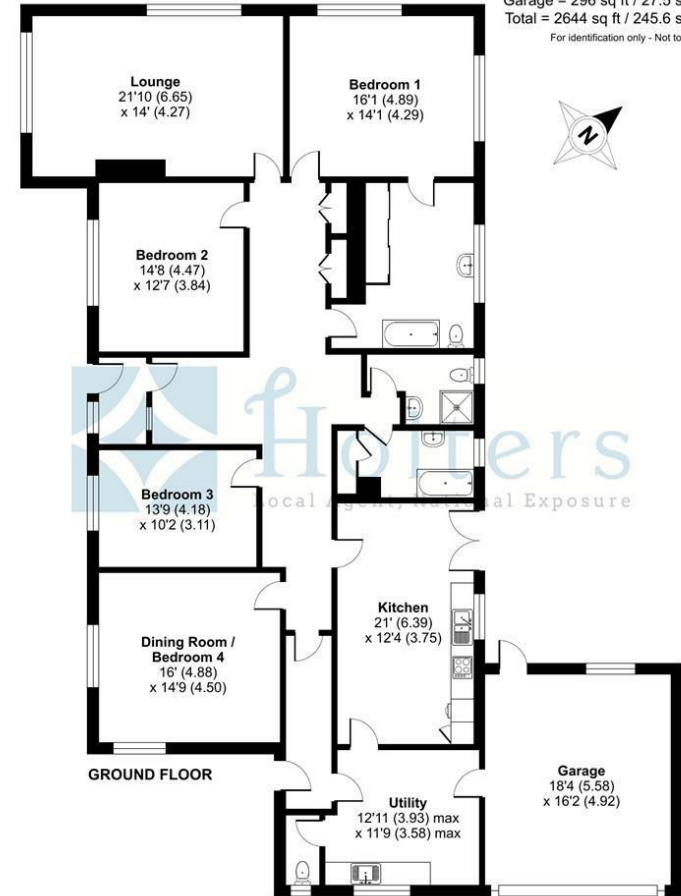
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Wayleaves, Easements and Rights of Way

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.

Dolecoed Road, Llanwrtyd Wells, LD5

Approximate Area = 2348 sq ft / 218.1 sq m
 Garage = 296 sq ft / 27.5 sq m
 Total = 2644 sq ft / 245.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1440563

