



Y MAES BEULAH

H&W
DEVELOPMENTS



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H&W Developments is delighted to introduce this stunning development of 3- and 4-bed properties in Beulah, Powys. Y 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.



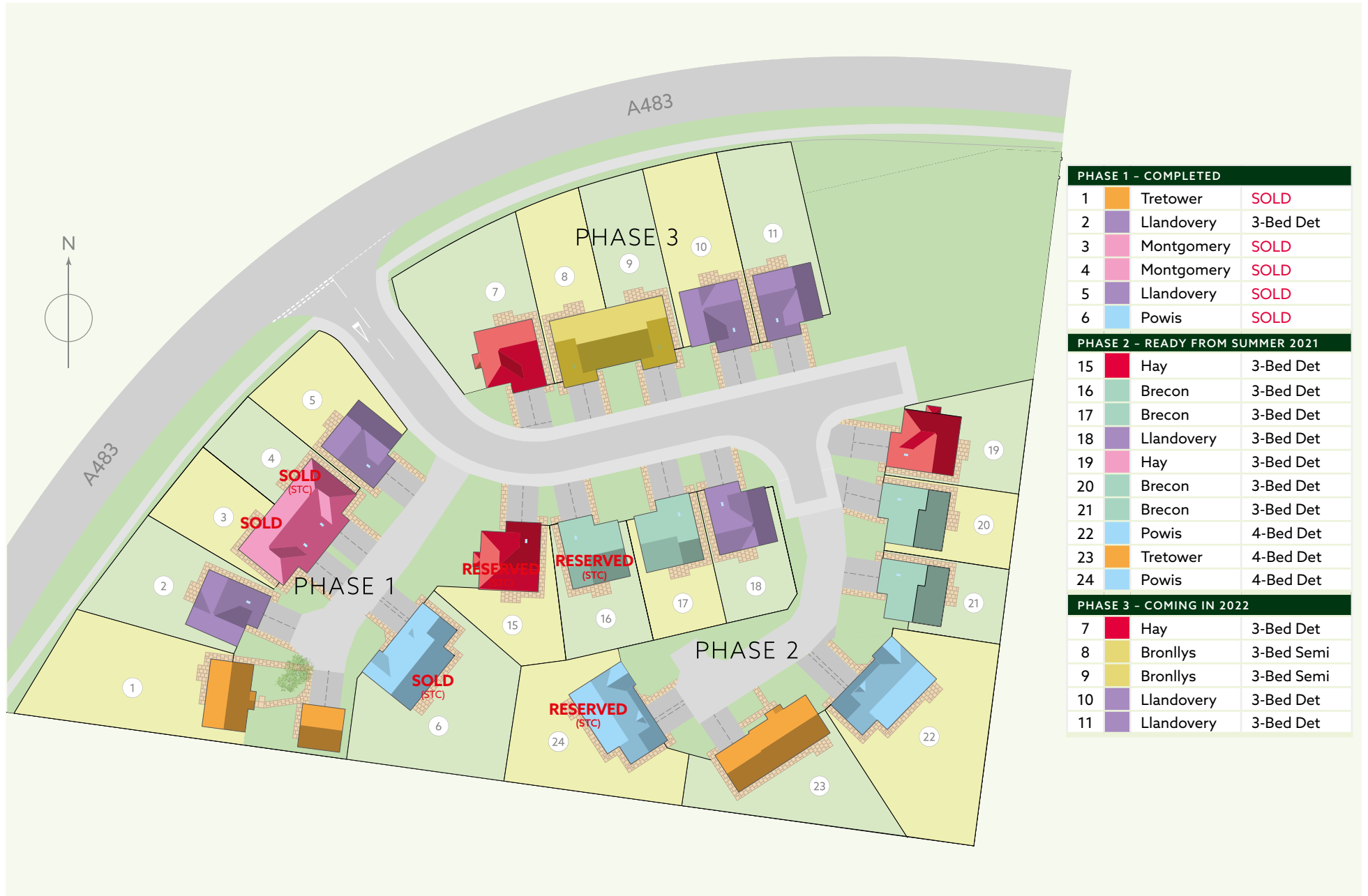
THE PERFECT PLACE TO LIVE

A rural setting in the rugged and beautiful heart of Wales. Well connected by road and rail. Eight miles from Builth Wells for shopping, amenities and entertainment. A stone's throw in any direction from walking, cycling, horse riding, kayaking, just about any leisure activity you might fancy. And a growing community where neighbours are friends.

It's not just a dream, it's Beulah.

CHOOSE YOUR HOME

Whichever property type you choose, you'll enjoy generous living space and carefully considered layout. And far from creating a development of identical houses, we've made sure that Y 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 Y 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.



PHASE 1 - COMPLETED

1	Tretower	SOLD
2	Llandovery	3-Bed Det
3	Montgomery	SOLD
4	Montgomery	SOLD
5	Llandovery	SOLD
6	Powis	SOLD

PHASE 2 - READY FROM SUMMER 2021

15	Hay	3-Bed Det
16	Brecon	3-Bed Det
17	Brecon	3-Bed Det
18	Llandovery	3-Bed Det
19	Hay	3-Bed Det
20	Brecon	3-Bed Det
21	Brecon	3-Bed Det
22	Powis	4-Bed Det
23	Tretower	4-Bed Det
24	Powis	4-Bed Det

PHASE 3 - COMING IN 2022

7	Hay	3-Bed Det
8	Bronllys	3-Bed Semi
9	Bronllys	3-Bed Semi
10	Llandovery	3-Bed Det
11	Llandovery	3-Bed Det



YOUR ESCAPE TO THE COUNTRY

With Phase 1 completed, Y Maes is taking shape beautifully and coming to life! Phase 2, which comprises seven 3-bed and three 4-bed properties, is now underway and you can secure your preferred property with a deposit. Buy off plan and save 10% on the advertised purchase price – it could be a great way to make your budget stretch that bit further!

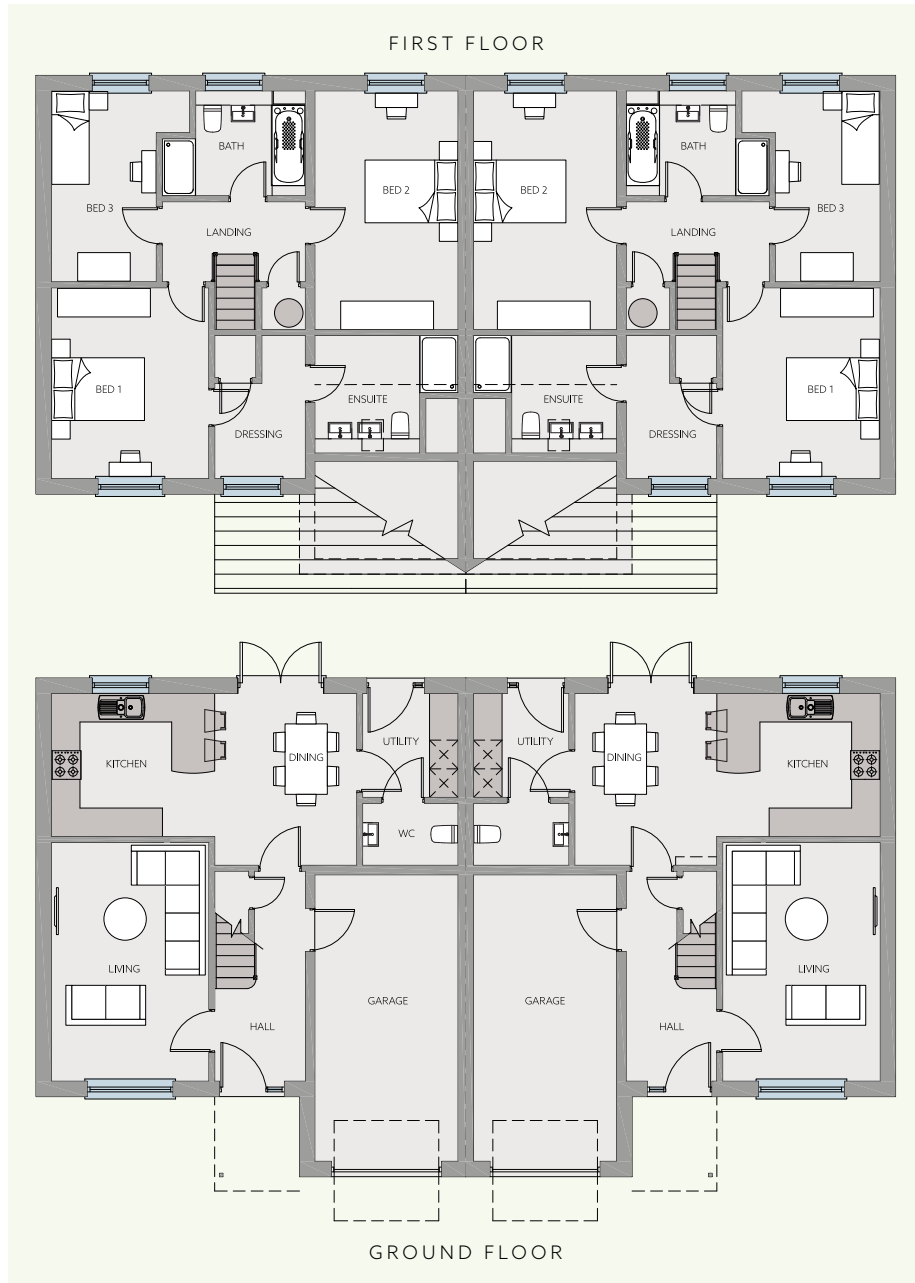
You'll also be able to choose the fixtures and fittings you like to create your ideal home. Phase 2 will be completed by summer 2021 and properties will be ready for occupation once those finishing touches have been done.



MONTGOMERY
3 - BED SEMI - DETACHED

PLOTS 3 & 4

A generously proportioned semi-detached property, with three bedrooms, integral garage and garden.



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with dressing room and ensuite bathroom
- Two further bedrooms
- Family bathroom
- Integral garage with internal door to property
- Drive
- Garden

GROUND FLOOR

Enjoy plenty of living space with a lovely living room and good sized open-plan kitchen and dining area - it's the heart of the home. There is also a cloakroom and very practical utility room.

FIRST FLOOR

No box rooms here, Montgomery's three bedrooms are all a very comfortable size. The master bedroom, with its dressing room and ensuite bathroom, feels extra special.

LIVING ROOM	5.00 X 3.30 (16'5" X 10'10")
KITCHEN / DINING ROOM	6.40 x 3.60 (21'0" x 11'10")
UTILITY ROOM	2.18 x 2.00 (7'2" x 6'7")
BEDROOM 1	4.00 x 3.30 (13'1" x 10'10")
BEDROOM 2	5.00 x 3.00 (16'5" x 9'11")
BEDROOM 3	4.00 x 2.20 (10'4" x 7'3")
BATHROOM	2.30 x 2.20 (7'7" x 7'3")
ENSUITE	2.40 x 2.20 (7'10" x 7'3")
DRESSING ROOM	3.00 x 1.90 (16'5" x 6'3")
GARAGE	6.00 x 3.00 (19'7" x 9'8")

Total Floor Area 140.57m² (1513ft²)*

*Includes garage

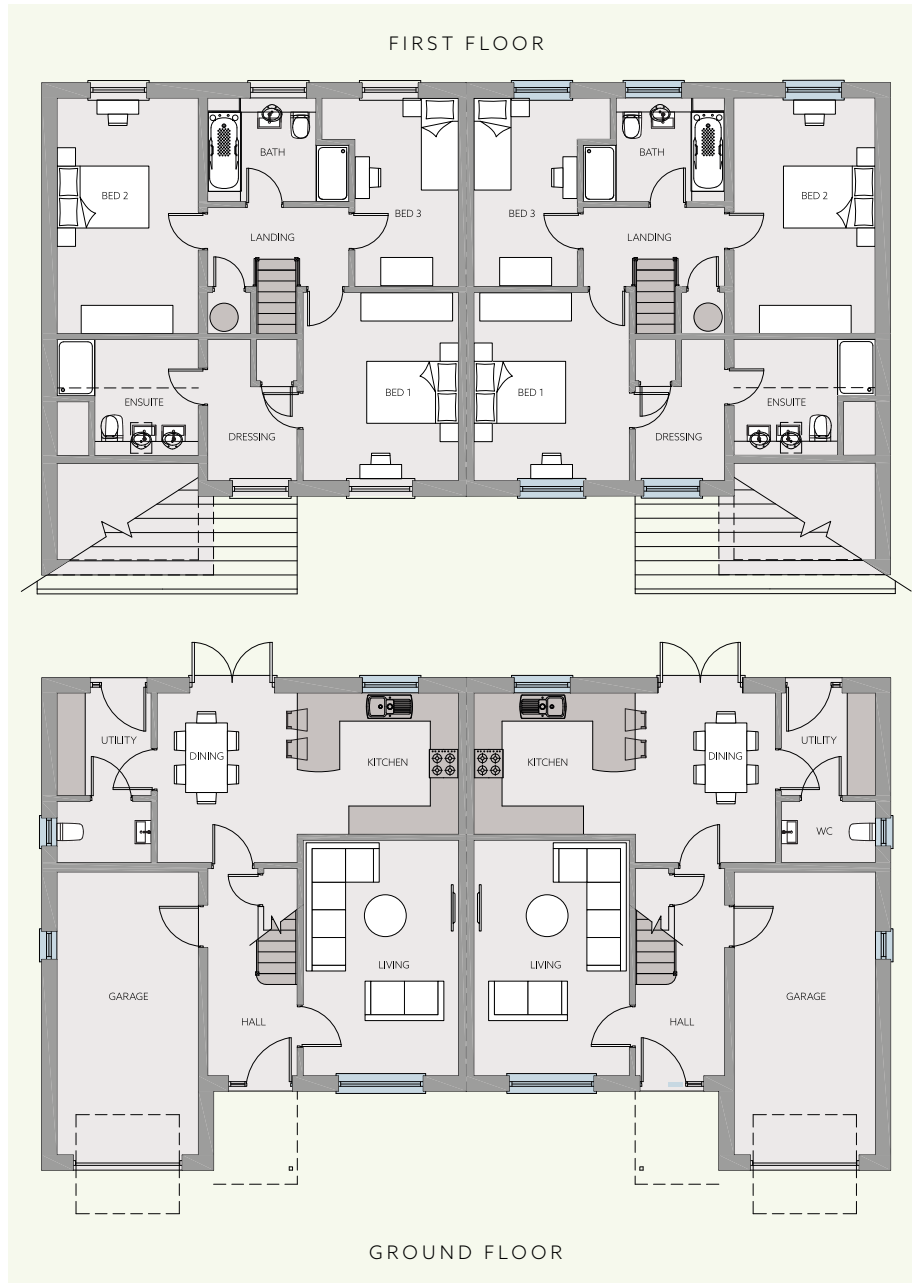


BRONLLYS

3-BED SEMI-DETACHED

PLOTS 8 & 9

Good use of space defines Bronllys. This semi-detached property is perfect for the demands of today's lifestyles, with three bedrooms, integral garage and garden.



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with dressing room and ensuite bathroom
- Two further bedrooms
- Family bathroom
- Integral garage with internal door to property
- Drive
- Garden

GROUND FLOOR

The layout of Bronllys uses the available space to every advantage. With a good sized living room and spacious open-plan kitchen/dining area, you'll also find a handy utility room and cloakroom.

FIRST FLOOR

Upstairs there are three bedrooms. The master bedroom has the benefit of a dressing room and ensuite bathroom, while bedrooms 2 and 3 share a separate bathroom.

LIVING ROOM	5.00 X 3.30 (16'5" X 10'10")
KITCHEN / DINING ROOM	6.40 x 3.60 (21'0" x 11'10")
UTILITY ROOM	2.18 x 2.00 (7'2" x 6'7")
BEDROOM 1	4.00 x 3.30 (13'1" x 10'10")
BEDROOM 2	5.00 x 3.00 (16'5" x 9'11")
BEDROOM 3	4.00 x 2.20 (10'4" x 7'3")
BATHROOM	2.30 x 2.20 (7'7" x 7'3")
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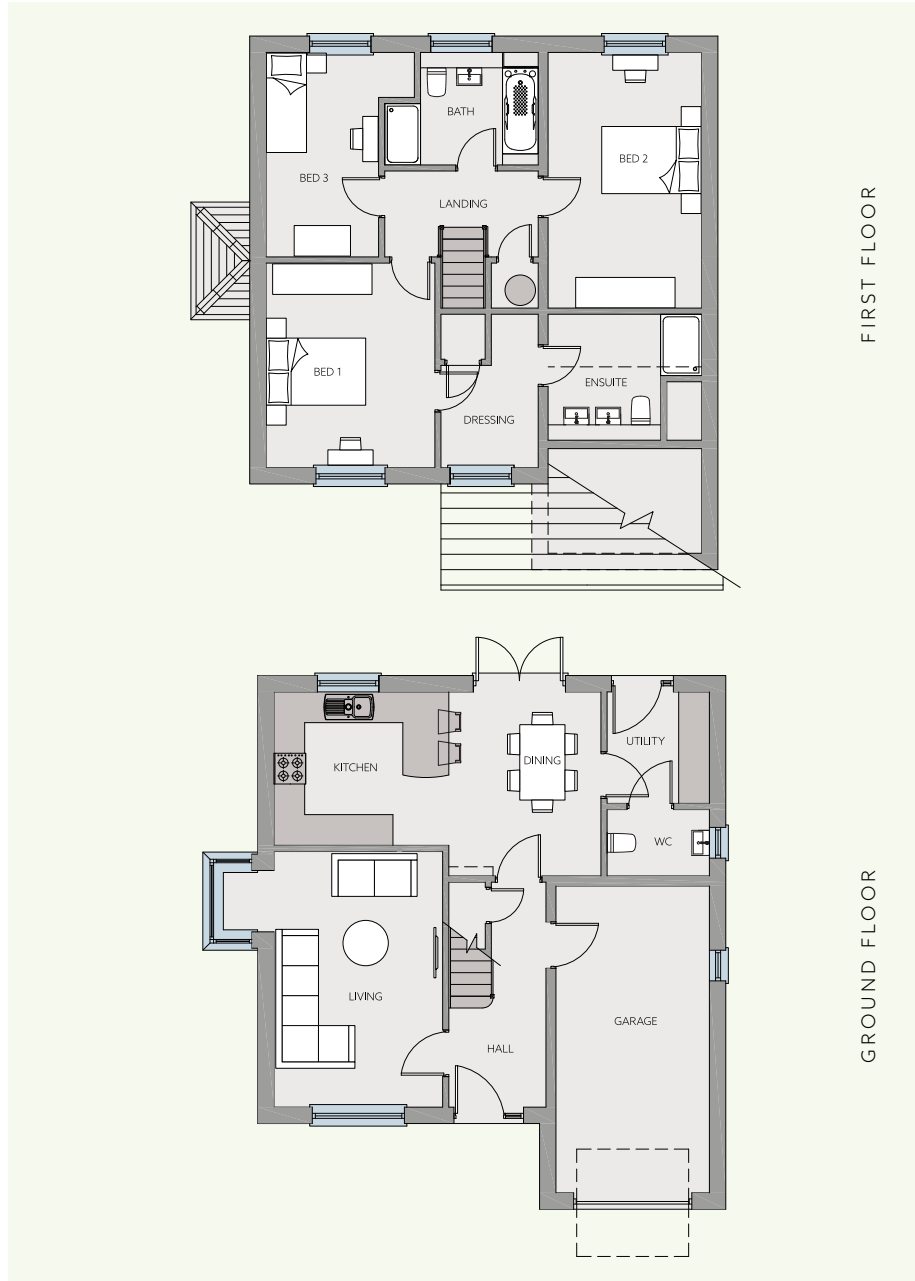


HAY

4-BED DETACHED

PLOTS 7, 15 & 19

Hay is a 3-bedroom detached property with garage and good sized garden. The ground floor feels light and airy, with an open-plan kitchen and dining room, and upstairs you'll find three bedrooms.



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with dressing room and ensuite bathroom
- Two further bedrooms
- Family bathroom
- Integral garage with internal door to property
- Drive
- Garden

GROUND FLOOR

From the moment you step inside, you'll find Hay makes really good use of space and provides excellent living space in the living room and open-plan kitchen and dining room. There's even a utility room and cloakroom, neatly tucked away.

FIRST FLOOR

The master bedroom feels wonderfully indulgent, with both a dressing room and ensuite bathroom – and all without compromising the size of two further bedrooms. There is also a family bathroom on the first floor.

LIVING ROOM	5.00 X 3.30 (16'5" X 10'10")
KITCHEN / DINING ROOM	6.40 x 3.60 (21'0" x 11'10")
UTILITY ROOM	2.18 x 2.00 (7'2" x 6'7")
BEDROOM 1	4.00 x 3.30 (13'1" x 10'10")
BEDROOM 2	5.00 x 3.00 (16'5" x 9'11")
BEDROOM 3	4.00 x 2.20 (10'4" x 7'3")
BATHROOM	2.30 x 2.20 (7'7" x 7'3")
ENSUITE	2.40 x 2.20 (7'10" x 7'3")
DRESSING ROOM	3.00 x 1.90 (16'5" x 6'3")
GARAGE	6.00 x 3.00 (19'7" x 9'8")

Total Floor Area 140.57m² (1513ft²)*

*Includes garage



B E U

Y MAES

TO LLANWRTYD WELLS

An aerial photograph of a rural landscape. The terrain is divided into numerous green fields of varying sizes, separated by dark lines representing hedges or tree lines. A winding road or path runs through the center of the image, leading to a small cluster of buildings and structures. The overall scene is lush and green, with some brown patches indicating different types of vegetation or soil. The text 'L A H' is overlaid on the left side of the image.

L A H

TO BUILTH WELLS

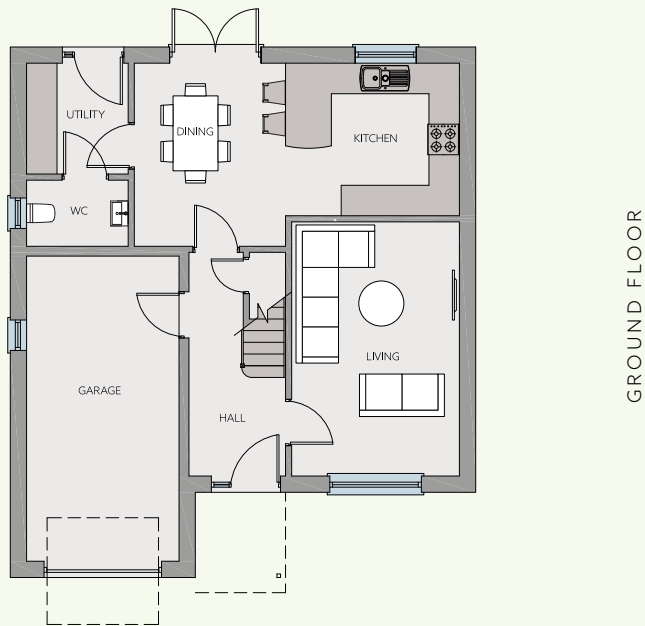
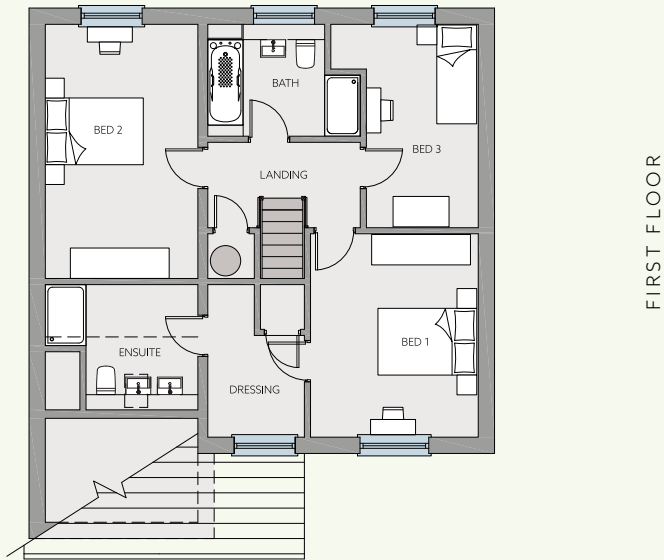


BRECON

3-BED DETACHED

PLOTS 16, 17 20 & 21

Every home comfort is taken care of in this 3-bedroom detached property. Brecon feels spacious and well designed throughout, with plenty of living space and three good sized bedrooms.



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with dressing room and ensuite bathroom
- Two further bedrooms
- Family bathroom
- Integral garage with internal door to property
- Drive
- Garden

GROUND FLOOR

From the spacious living room to the well-proportioned open-plan kitchen/dining area, Brecon is all about feeling comfortable and relaxed. There is also a utility room and cloakroom. The garage can be accessed from the hallway, so no need to worry when the weather is bad.

FIRST FLOOR

Brecon's master bedroom occupies the front of the property and boasts a dressing room and ensuite bathroom. There are two further bedrooms to the rear, both of which share the family bathroom.

LIVING ROOM	5.00 X 3.30 (16'5" X 10'10")
KITCHEN / DINING ROOM	6.40 x 3.60 (21'0" x 11'10")
UTILITY ROOM	2.18 x 2.00 (7'2" x 6'7")
BEDROOM 1	4.00 x 3.30 (13'1" x 10'10")
BEDROOM 2	5.00 x 3.00 (16'5" x 9'11")
BEDROOM 3	4.00 x 2.20 (10'4" x 7'3")
BATHROOM	2.30 x 2.20 (7'7" x 7'3")
ENSUITE	2.40 x 2.20 (7'10" x 7'3")
DRESSING ROOM	3.00 x 1.90 (16'5" x 6'3")
GARAGE	6.00 x 3.00 (19'7" x 9'8")

Total Floor Area 140.57m² (1513ft²)*

*Includes garage

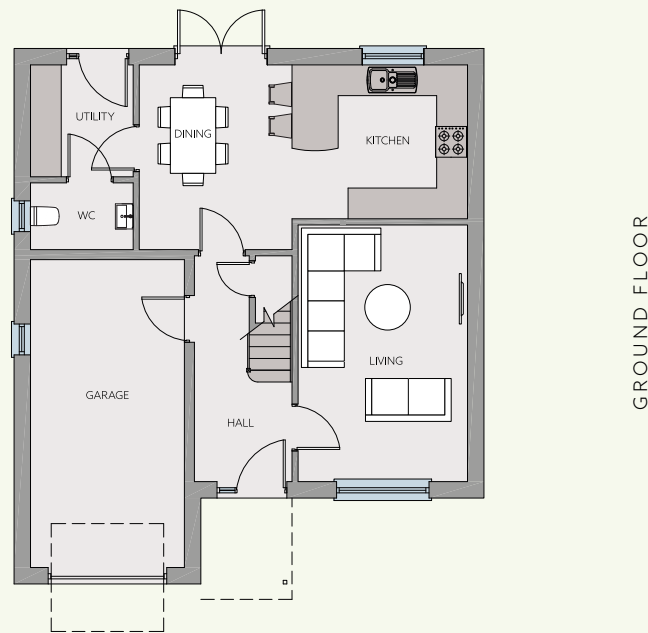
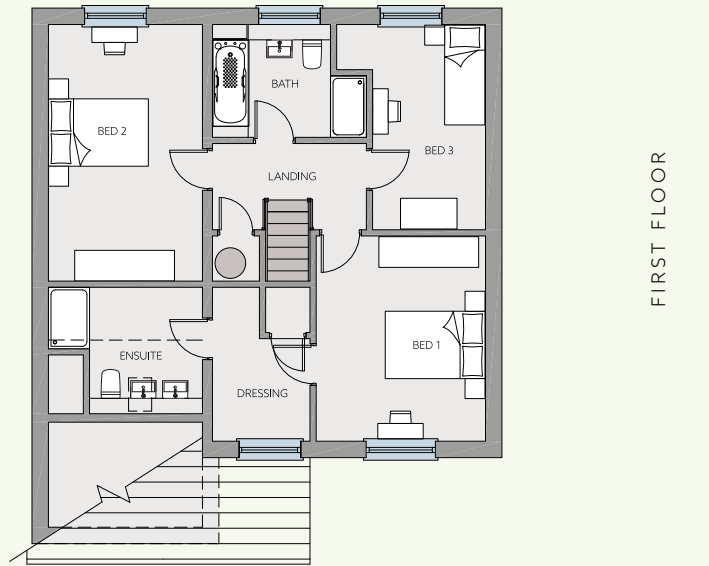


LLANDOVERY

3-BED DETACHED

PLOTS 2, 5, 10, 11 & 18

A 3-bedroom detached property, offering plenty of space for comfortable living. Llandovery makes the most of the available floor space with a well proportioned living room and a lovely open-plan kitchen/dining room.



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with dressing room and ensuite bathroom
- Two further bedrooms
- Family bathroom
- Integral garage with internal door to property
- Drive
- Garden

GROUND FLOOR

Llandovery makes the most of the available floor space with a good sized living room and a lovely open-plan kitchen/dining room, from where you can also access the garden. A utility room and cloakroom are discreetly hidden behind a door, and internal access to the garage will always be handy.

FIRST FLOOR

The master bedroom, with its dressing room and ensuite bathroom, extends across the width of the property. There are two further bedrooms, both of which share the family bathroom.

LIVING ROOM	5.00 X 3.30 (16'5" X 10'10")
KITCHEN / DINING ROOM	6.40 x 3.60 (21'0" x 11'10")
UTILITY ROOM	2.18 x 2.00 (7'2" x 6'7")
BEDROOM 1	4.00 x 3.30 (13'1" x 10'10")
BEDROOM 2	5.00 x 3.00 (16'5" x 9'11")
BEDROOM 3	4.00 x 2.20 (10'4" x 7'3")
BATHROOM	2.30 x 2.20 (7'7" x 7'3")
ENSUITE	2.40 x 2.20 (7'10" x 7'3")
DRESSING ROOM	3.00 x 1.90 (16'5" x 6'3")
GARAGE	6.00 x 3.00 (19'7" x 9'8")

Total Floor Area 140.57m² (1513ft²)*

*Includes garage



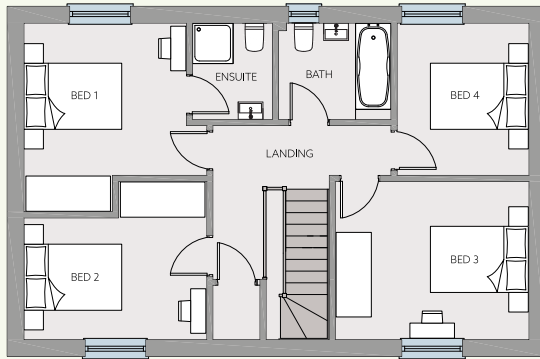
TRETOWER

4-BED DETACHED

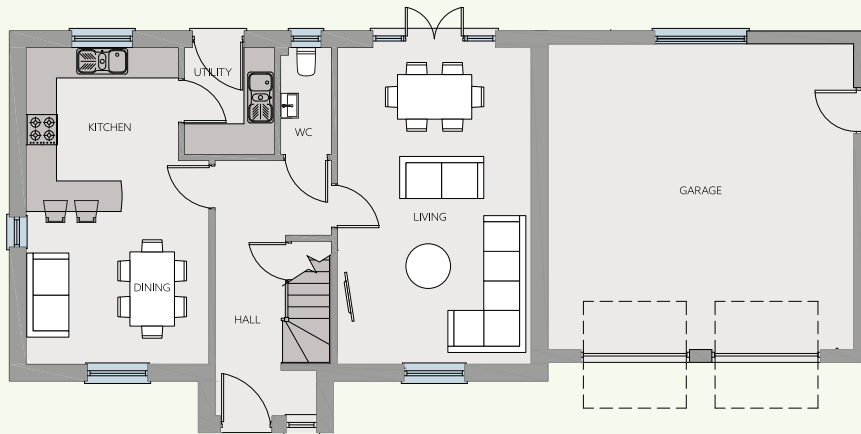
PLOTS 1 & 23

Perfect for families, Tretower is a 4-bedroom property with plenty of space both upstairs and downstairs. The generous plot size provides plenty of garden space. Plots 1 & 22 have a detached double garage, whilst plot 23 has an attached double garage.

FIRST FLOOR



GROUND FLOOR



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with ensuite bathroom
- Three further bedrooms
- Family bathroom
- Detached or attached double garage
- Drive
- Garden

GROUND FLOOR

Tretower's huge living room brings with it the promise of endless hours of relaxation, be it with family, friends or simply watching TV, and the open-plan kitchen and dining room is just as spacious. Access to the rear garden is via the utility room, and there is a downstairs cloakroom off the hallway.

FIRST FLOOR

Upstairs there are four bedrooms, all of which are well proportioned. The master bedroom looks out onto the rear garden and has an ensuite bathroom. There is also a family bathroom that serves the other bedrooms.

LIVING ROOM	6.23 x 3.82 (20'5" x 12'6")
KITCHEN / DINING ROOM	6.23 x 3.60 (20'5" x 11'10")
UTILITY ROOM	2.10 x 1.78 (6'11" x 5'10")
BEDROOM 1	3.20 x 3.72 max (10'6" x 12'2" max)
BEDROOM 2	3.60 x 3.12 max (11'10" x 10'3" max)
BEDROOM 3	3.82 x 3.12 (12'6" x 10'3")
BEDROOM 4	3.00 x 2.60 (9'11" x 8'6")
BATHROOM	2.22 x 1.90 (7'3" x 6'3")
ENSUITE	1.90 x 1.58 (7'7" x 7'3")
GARAGE	6.00 x 6.00 (19'7" x 19'7")

Total Floor Area 182m² (1959ft²)*

*Includes double garage

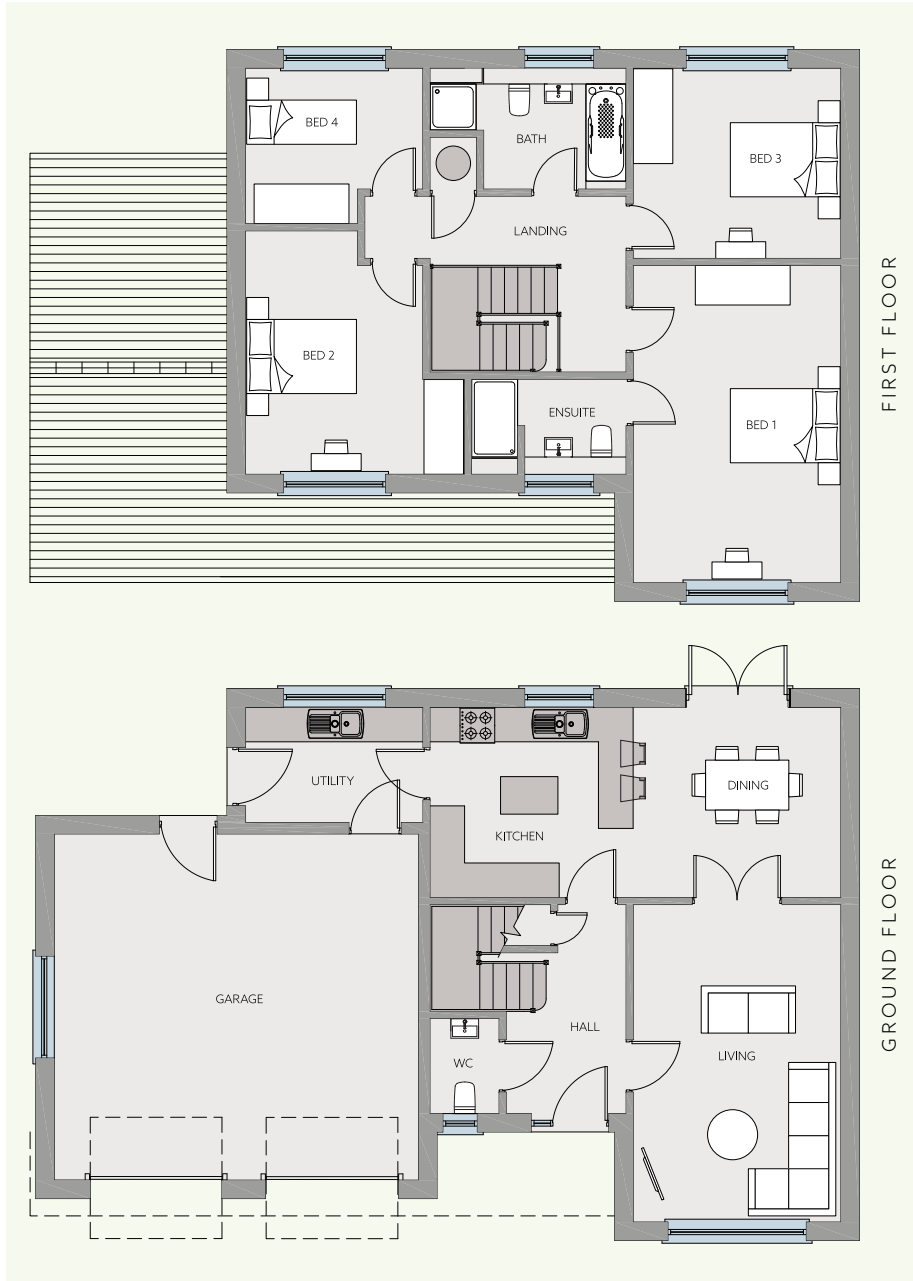


POWIS

4-BED DETACHED

PLOTS 6, 22 & 24

A spacious 4-bedroom detached property, ideal for a growing family. There is the added benefit of an integrated double garage plus space for two cars on the driveway. A large garden to the rear provides plenty of outdoor space for playing, pottering and relaxing.



KEY FEATURES

- Living room
- Open-plan kitchen and dining area
- Utility room
- Downstairs cloakroom
- Master bedroom with ensuite bathroom
- Three further bedrooms
- Family bathroom
- Integral double garage with internal door to property
- Drive
- Garden

GROUND FLOOR

Powis provides plenty of living space, from the generously sized living room to the open-plan kitchen and dining room, perfect for every day dining and ideal for entertaining family and friends. Practicalities are taken care of with a utility room and downstairs cloakroom.

FIRST FLOOR

Upstairs, the spacious master bedroom has an ensuite bathroom. The other three bedrooms are well served by a family bathroom, which includes both a bath and shower unit.

LIVING ROOM	5.50 X 3.60 (18'0" X 11'10")
KITCHEN / DINING ROOM	7.12 x 3.30 (23'4" x 10'10")
UTILITY ROOM	3.07 x 2.00 (10'0" x 6'7")
BEDROOM 1	5.50 X 3.60 (18'0" X 11'10")
BEDROOM 2	4.22 x 3.80 max (13'10" x 12'6" max)
BEDROOM 3	3.60 x 3.30 (11'10" x 10'10")
BEDROOM 4	3.08 x 2.70 max (10'0" x 8'10" max)
BATHROOM	3.40 x 2.10 (11'2" x 6'11")
ENSUITE	2.56 x 1.65 (8'5" x 5'5")
GARAGE	6.00 x 6.00 (19'7" x 19'7")

Total Floor Area **182m² (1959ft²)***
 *Includes double garage

SPECIFICATIONS

We want your home to be exactly that – yours. You’ll be able to put your individual stamp on your property – from the choice of kitchen to sanitary ware in the bathrooms. We also offer the option to upgrade some fixtures, fittings and finishes for a truly bespoke property.

KITCHEN

Enjoy the opportunity to create your dream kitchen, which we’ll fit to your design and specification (subject to a fixed budget). Optional upgrades are also available, including appliances, work surfaces and door furniture.

BATHROOM

Choose from a range of stylish white sanitary ware and finish off with your favourite tiles. Other styles and additional tiling are available as optional extras.

GARAGE

Montgomery includes an integrated single garage.

GENERAL INTERNAL

Energy-efficient features include traditional-style UPVC A-rated casement windows, composite doors, central heating throughout with thermostatic control and low-energy light fittings.

Decorated throughout, with emulsion to walls, smooth finished ceilings with coving, white satin finish to all joinery.

Finishes such as doors and door furniture, decoration, flooring and tiling can be upgraded.

EXTERNAL

Seeded lawn area, close board fencing between properties.



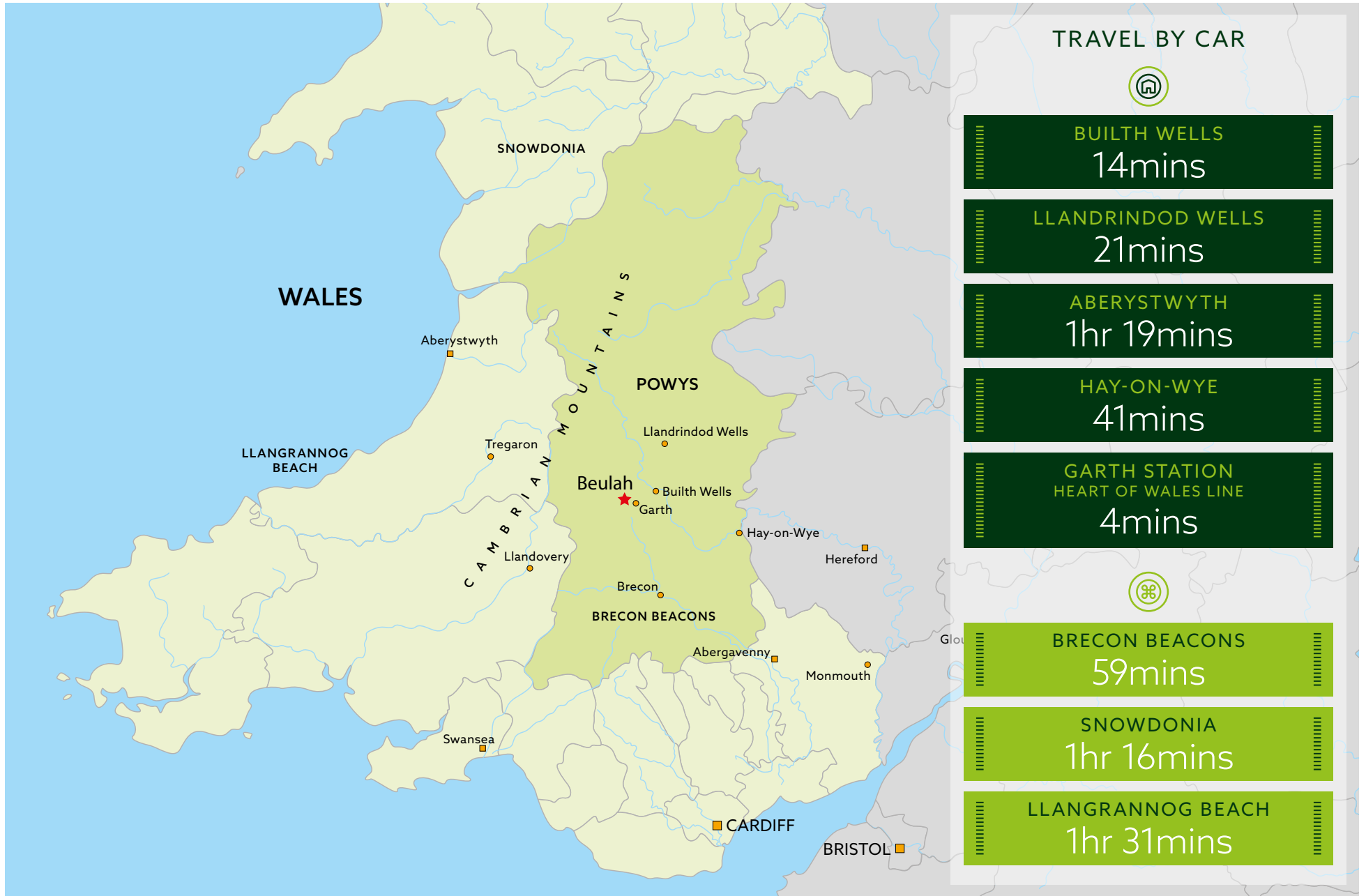


OUR GIFT TO YOU

We know that moving home can be a stressful experience. So we've arranged three months' free membership at Lake Country House Hotel & Spa. Upon completion, you can enjoy the 4-star hotel's luxury spa facilities – relax in the sauna, work out in the gym or play a round of golf, plus 25% off spa treatments!

You're welcome.

www.lakecountryhouse.co.uk





H&W
DEVELOPMENTS

Marketed through our agents



holters.co.uk



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