



## 33 Cilmery

, Builth Wells, LD2 3NU

Asking Price £136,950



This park home is located on the Prince Llewelyn Park in Cilmery situated amidst the spectacular Mid Wales countryside this charming residential park is just a short distance from the picturesque market town of Builth Wells, home of the famous Royal Welsh Show, Llewelyn park offers a delightful blend of tranquility and space to relax and enjoy a more relaxed lifestyle in your retirement.

Within the local area can be found plenty of amenities that cater to various interests. Golf courses, tennis courts, pony trekking trails, boating and numerous fishing spots on the famous river Wye, climbing locations abound, ensuring there's always something to engage and entertain.

Cilmery is located on the main Mid Wales railway line, providing easy access to Swansea and Shrewsbury by rail for days out. The town of Builth Wells provides excellent day-to-day shopping facilities, along with essential services such as doctors.

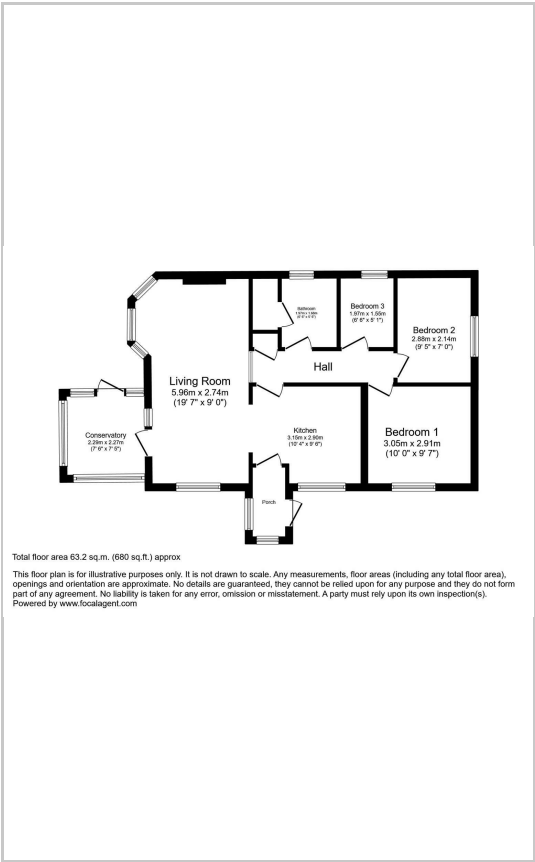
Number 33 Llewelyn is a Tingdene Hayden 2005 32ft x20ft two bedroom park home which benefits from lpg gas central heating, double glazing, entrance porch, two bedrooms, study/ 3rd bedroom, lounge, kitchen and double glazed conservatory which opens out to a raised decking area. The property has recently been clad on the outside with an extra 2in of external wall insulation, helping to further reduce running costs over the



# Area Map



# Floor Plans



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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