



Holters

Local Agent, National Exposure

**Glen View Llanhamlach, Brecon, LD3 7YB**

**Offers in the region of £795,000**



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# Glen View Llanhamlach, Brecon, LD3 7YB

The hard work has been done, the hot tub is ready, so jump in, relax and enjoy the breath-taking views from this fabulous, detached country property!

## Key Features

- Stunning Detached Country Property
- With Fabulous Views of the Brecon Beacons
- Located Within a Mile Drive of Brecon Market Town
- Backing onto Open fields
- Offering Flexible Four Bedroom Accommodation
- With Detached One Bed Annexe Offering Addition Accommodation for Family/Guests
- Well Maintained & Presented for Sale
- With Modern Kitchen & Bathroom Suites
- Large Grounds
- Private Tarmac Driveway with Double Gated Access
- Ample Parking and Detached Garage
- EPC tbc

## The Property

Glen View is a stunning detached property that enjoys a semi-rural position, with fantastic views towards the Brecon Beacons. Located in Llanhamlach which is 3.5 miles away from the market town of Brecon and home to the renowned Country Guesthouse Peterstone Court a dine and drinks venue and with The Old Ford Inn within walking distance you wont have to cook Sunday lunch again!

Purchased in 2000 the seller has continuously improved the property throughout, with a tarmac driveway, a new roller garage door and fitted decking all recently being installed. The property has also been recently redecorated externally so its ready for you to move straight in, so jump in the

hot tub and enjoy the view! The house is fully double glazed and has oil fired central heating.

As you approach the property a double gated access opens onto the tarmac driveway, immediately on your left is a large single garage with a new roller shutter door. There are a second set of double gates to close enabling children to play in the grounds but cars still able to pull into the drive off the roadway. The drive continues and leads to the parking and turning area with a detached timber garden shed to the side which has recently had a new floor fitted.

Externally the main garden area is to the front of the house, with a large lawn and BBQ area which is where you will find the hot tub and are able to appreciate the wonderful far-reaching views towards the Brecon Beacons, with all three peaks in view. To the rear of the house is a paved seating area and a further raised space which is a blank canvas for a purchaser. Perfect for a vegetable garden or a children's play area. The boundaries are made up of timber fencing with has again been recently painted.

The house itself has been well maintained and improved over the years offering comfortable, flexible accommodation. You enter the property from the side into a hallway which has a stair to the first floor and has two rooms either side. On your left there is a dining room and on your right a ground floor double bedroom. The main room in the house is an open plan kitchen/lounge which really is where you could see a

family enjoying living. The kitchen is fitted with ample wall and base units, with fitted appliances and a central serving island. A part wall has open doorways either to the lounge area, a light room with windows and French doors opening to the rear garden and enjoying the views. To the rear of the lounge is the rear entrance hall which in turn leads to the ground floor shower room.

The first-floor accommodation offers three bedrooms in total all of which are doubles and enjoy lovely outlook over the garden. The master bedroom is fitted with a large, fitted wardrobe. A large landing could be a great home office and leads to the bathroom which is fitted with a modern white suite.

The property benefits from a detached annexe which is perfect for additional accommodation for family or guests. With an open plan kitchen/reception room with modern fitted units, a double bedroom and a fitted walk-in shower room it offers comfortable accommodation for anyone wanting to stay, with privacy from the main house.

## The Location

Located in Llanhamlach which is 3.5 miles away from the market town of Brecon and home to the renowned Country Guesthouse Peterstone Court and with The Old Ford Inn within walking distance. Brecon is a vibrant market town, the town itself is a historic Cathedral town where you can wile a way the time and lose yourself it its beauty and history as well as the



beautiful architecture, its narrow streets and passageways lined with Georgian and Jacobean shop fronts, and in its sense of timelessness. It is a traditional Mid Wales market town, where they are still held every Tuesday and Friday. The River Usk flows through the town and the promenade along the Usk is an ideal area for a gentle stroll, you can even enjoy boating on the river. New additions to the town are Bethel Square Shopping Centre and Theatre Brycheiniog.

Just two miles outside the town are the famous Brecon Beacons, these are one of four ranges of mountains and hills in South Wales which make up the Brecon Beacons National Park. The National Park was established in 1957. The Brecon Beacons are ideally located and open all year round, offering a full range of exciting activities such as, climbing, abseiling, caving, pot holing, gorge walking, kayaking, canoeing, white water rafting, white water kayaking, white water open canoeing, orienteering, mountain biking, archery, land carting, team building, canoe expeditions, raft building and boasting the first high level ropes course in the area as well as conference facilities and accommodation in Hotels, B&Bs, Inns, Self-Catering Holiday Cottages and camping facilities.

So you will have so many options right on your doorstep, plenty of accommodation options for visiting guests, lots to show them, as well as stunning scenery and views all included within the price of this amazing home.

#### Nearest Towns

Brecon - 3.5 miles  
 Crickhowell - 10 miles  
 Abergavenny - 16.5 miles  
 Hay-on-Wye - 17 miles

#### Services

We are informed the property is connected to mains water and electricity. Private Drainage

#### Heating

The property has the benefit of oil fired central heating.

#### Council Tax

Powys County Council - Band F.

#### Tenure

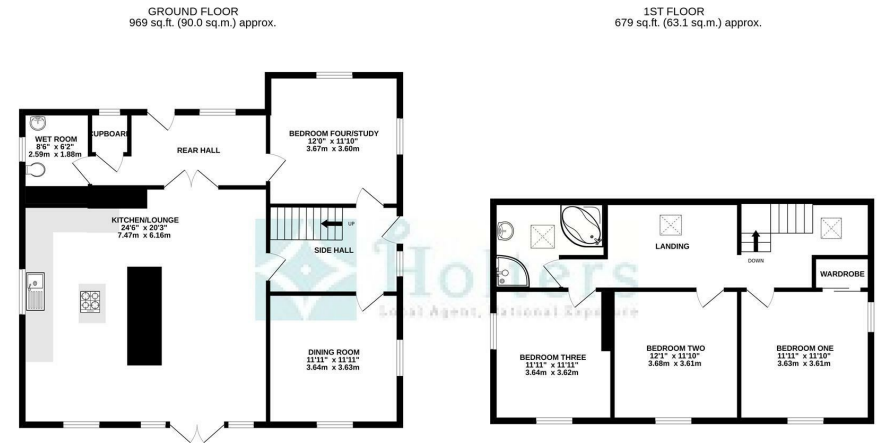
We are informed the property is of freehold tenure.

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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

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 vendors 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.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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