



10 DROVERS MEADOW

BRONLLYS | BRECON | POWYS



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10 DROVERS MEADOW IS A CUTTING-EDGE DESIGNED HOME, RESI AWARD FINALISTS 2023 FOR THE HEALTH AND WELLBEING RESIDENTIAL AWARD, THOUGHTFULLY CREATED BY THE MULTIPLE AWARD-WINNING ARCHITECTS LOYN AND CO. THIS BEAUTIFUL PROPERTY FEATURES SPACIOUS AND VERSATILE ACCOMMODATION, SET AGAINST THE STUNNING BACKDROP OF THE BRECON BEACONS NATIONAL PARK. IT ALSO OFFERS EXCELLENT ACCESSIBILITY FOR COMMUTERS TO SOUTH WALES, THE M4 CORRIDOR, AND THE WEST MIDLANDS.

- Immaculately presented, spacious and adaptable 4/5 bedroom detached home •
 - En-suite bathroom and downstairs shower room •
 - Underfloor heating throughout the property •
- Ultrafast Full Fibre broadband directly to the home, ideal for remote work •
 - Large garage with electric car charging port (EV) and off-road parking •
 - Low maintenance south-east facing garden •
- Located in the charming village of Bronllys, Powys, in a beautiful semi-rural setting •
 - Panoramic views of the Brecon Beacons National Park and Black Mountains •
- Excellent road connections to South Wales, the M4 corridor, and the West Midlands •
 - Offered with no onward chain •

DISTANCES FROM DROVERS MEADOW

Talgarth 1.3 miles • Hay-on-Wye 7.4 miles • Brecon 8 miles • Abergavenny 19.3 miles
Ebbw Vale 20.3 miles • Hereford 29.3 miles • Newport 38.5 miles
Cardiff 49.4 miles • Bristol 59.2 miles • London 175 miles
Abergavenny Train Station 21.2 miles • Newport Train Station 38.2 miles
Bristol Parkway Station 63.9 miles • Cardiff Airport 59.2 miles
Bristol Airport 73.3 miles • Birmingham Airport 91.1 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Drovers Meadow development offers breathtaking views of the Brecon Beacons National Park and the Black Mountains, with the stunning Mynydd Troed in sight.

A petrol station and a local convenience store, providing groceries and everyday essentials, are just a two-minute walk from the property.

Bronllys is a quiet yet thriving village with excellent accessibility to major road networks. The nearest establishment to Drovers Meadow is The Cock Hotel, known for its warm welcome. The hotel's restaurant features a menu with both local and international flavours, and its well-stocked bar caters to all tastes. Bronllys also boasts an active community centre at the Village Hall.

Brecon, located just 8 miles from Drovers Meadow, is a bustling market town in the heart of the Brecon Beacons National Park. It offers high street shops, restaurants, bars, numerous healthcare services, leisure facilities, and entertainment venues. Residents and visitors can enjoy the spectacular Brecon Cathedral, the prestigious Brecon Golf Club, and the scenic Brecon Canal Basin at the northern end of the Monmouthshire and Brecon Canal. The town also hosts annual food and jazz festivals.

The world-renowned Brecon Beacons National Park offers an abundance of tourism and recreational activities, including rock climbing, abseiling, gliding, biking, and walking. The park features Pen y Fan, the highest mountain in South Wales, among its many attractions.

THE PROPERTY

10 Drovers Meadow boasts over 2,600 square feet of spacious and versatile accommodation.

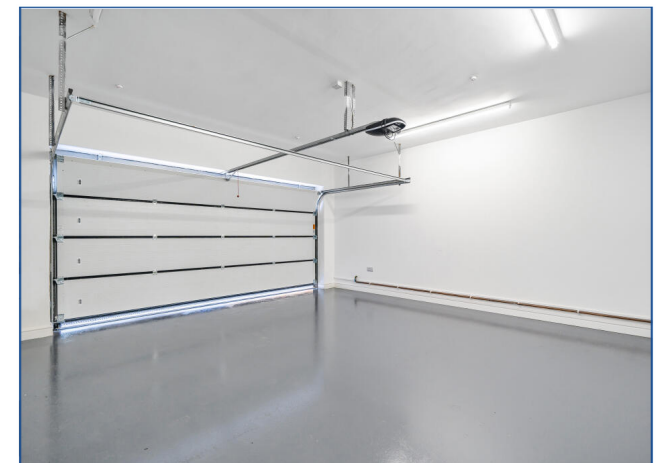
On the ground floor, a welcoming lobby leads to an open-plan yet sectional layout. The kitchen, dining, family, and living areas each enjoy garden views thanks to the L-shaped design. The rooms are distinct yet interconnected through expansive glazing and bi-fold doors.

A designated study, utility room, and shower room on the ground floor are perfect for accommodating muddy boots after enjoying the breathtaking local scenery and countryside.

The first floor features four double bedrooms and a family bathroom. The principal bedroom includes en-suite facilities and a walk-in wardrobe. Bedrooms 3 and 4 have access to the roof terrace, offering stunning views of the Brecon Beacons National Park.

Drovers Meadow presents a supreme collection of family homes, designed to adapt to changing circumstances at each stage of life. The layouts are flexible and thoughtfully planned to provide comfort and practicality with a beautiful design aesthetic.

Sotero, the developer, has made conscientious architectural choices to promote well-being in your home, featuring extra space and large windows for natural light. Low-maintenance and energy-efficient materials and specifications have been used to ensure the ease of living that a Sotero home offers.



OUTSIDE

10 Drovers Meadow offers ample off-road parking and a spacious double garage equipped with an electric car charging port.

The low-maintenance, south-facing garden wraps around the property, making it perfect for entertaining guests.

KEY INFORMATION

Services: The property benefits from mains water, electricity, gas and drainage.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Powys County Council. Telephone 01597 827460

Council Tax Band: I

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The property is offered for sale by Private Treaty.

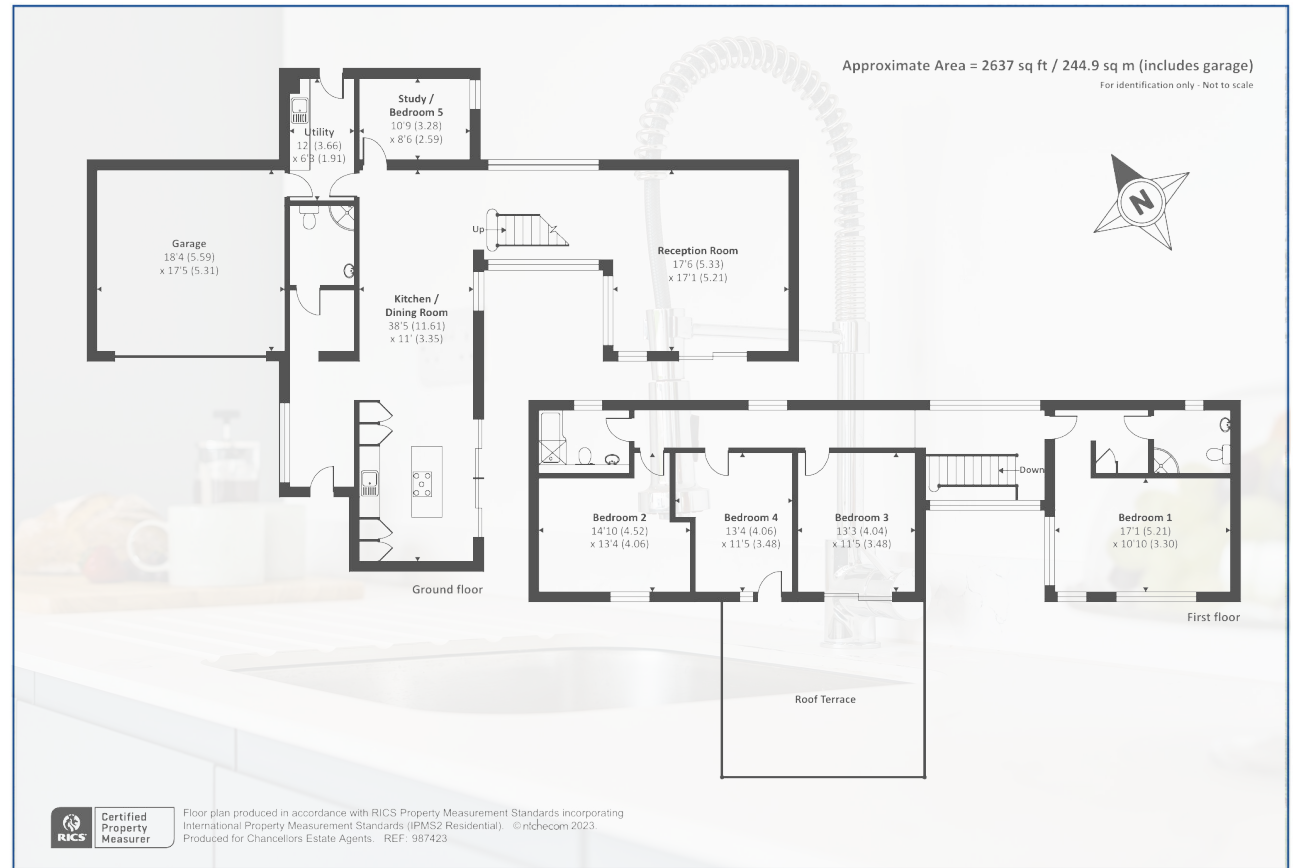
Directions: From Brecon, take the B4602 and merge onto the A470. Continue on this road, then onto the A438 until you reach a roundabout. Take the second exit into Bronllys and continue until you reach a mini-roundabout. Take the first exit. Drovers Meadow will be found shortly after on your left.

Viewings: Strictly by appointment with Powells – 01600 714140

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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