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**Llangorse
Brecon
Powys.**

Price **£450,000**



- Spacious detached family home
- Off street parking and garage
- Popular village location
- Four bedrooms
- Large Master bedroom with en suite
- Conservatory
- Lovely garden
- Distant mountain views
- No upper chain

General Description

Spacious four bedroom detached property situated in the highly sought after Brecon Beacons National Park village of Llangorse. Master bedroom with ensuite shower room. To the ground floor is WC, hallway, sitting room, dining room, conservatory, kitchen/breakfast room, utility room. Garage and off road parking. Lovely enclosed rear garden. The property is offered for sale with no onward chain. EPC D61.

EPC Rating: D61

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01873 810 213**

Email: **crickhowell@ctf-uk.com**

Web: **www.ctf-uk.com**

Llangorse, Brecon, Powys.

Property Description

Spacious detached family home situated in the highly sought after Brecon Beacons National Park village of Llangorse. The property has four bedrooms including a large master bedroom with en suite. On the ground floor there is a good size sitting room, dining room, snug, kitchen/ breakfast room, conservatory and utility room. Outside there is off street parking and lovely gardens to the rear. There are also some lovely distant views to Pen Y Fan from the rear first floor windows. The property further benefits from oil fired central heating and double glazing.

Llangorse is a pretty popular tourist destination at the heart of the Brecon Beacons National Park. The village is home to the largest natural lake in Wales and offers a wide range of adventurous outdoor activities throughout the year. Situated approximately 11 miles from Crickhowell and 5 miles from Brecon and surrounded by lovely countryside. The village has it's own Primary school, village hall and pub.

The market town of Brecon has a wide range of amenities which include cinema, theatre, primary school and a Secondary School along with Christ Collage which offers private education.

Crickhowell is a picturesque small market town situated in the Brecon Beacons National Park. It has a health centre, primary and secondary schools, library and an excellent range of individual local shops, restaurants and hotels. There are good road links into the local trunk road network and a train station is situated in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

CTFRP

Entrance

Via patterned glazed wooden door onto...

Hallway

With radiator, stairs to first floor with under stair storage, coving to ceiling, panel doors off to rooms, panel door to...

W.C. (5' 1" x 2' 7") or (1.54m x 0.80m)

With low level WC, wall mounted hand basin and mechanical extractor fan

Snug (8' 4" x 9' 5" Min) or (2.54m x 2.86m Min)

With PVC double glazed sash window to front aspect, radiator, carpet, power points, coving to ceiling.

Dining Room (10' 0" x 9' 10") or (3.04m x 2.99m)

With PVC sash window to front aspect, radiator, carpet, power points, coving to ceiling.

Sitting Room (22' 1" x 11' 9") or (6.74m x 3.57m)

With PVC double glazed sash window to front aspect, two radiators, carpet, power points, coving to ceiling, wall lighting, wooden feature fire surround with patterned tiled inset and open grate, glazed double doors leading into...

Conservatory (12' 0" x 14' 2") or (3.66m x 4.32m)

PVC double glazed conservatory with polycarbonate roof, radiator, tiled flooring, double glazed doors to side leading out to garden.

Kitchen / Breakfast Room (13' 5" x 10' 6") or (4.08m x 3.19m)

Fitted with a range of matching base and wall units, roll edge preparation surface, inset one and a half bowl stainless steel sink and single drainer with mixer tap over, tiled splash backs, space for dishwasher, space for slot in cooker, space for under counter fridge, radiator, quarry tile floor, power points, coving to ceiling, PVC double glazed sash window to rear aspect, glazed door to...

Utility Room (5' 5" x 8' 5") or (1.66m x 2.57m)

With stainless steel single sink and drainer, double base unit under and roll edge preparation surface, plumbing for washing machine, floor mounted Firebird oil boiler, PVC double glazed window to rear aspect, pvc double glazed door to rear leading out into garden. Door to...

Garage (16' 11" x 9' 0") or (5.16m x 2.74m)

With power and lighting, double wooden doors to front.

First Floor

First Floor Landing

With coved ceiling, loft access, panel doors to...

Bedroom 1 (The Master Bedroom) (15' 8" x 11' 9" Max) or (4.78m x 3.57m Max)

Fitted bedroom suite with range of wardrobes, bedside cabinets and overhead storage, radiator, power points, PVC double glazed sash window to rear aspect, panel door to ...

En-Suite Shower Room (5' 11" x 11' 8") or (1.81m x 3.56m)

Fitted three piece suite to include shower enclosure housing Triton electric shower with patterned glazed door to front, vanity wash hand basin with storage cupboard under, wall mounted storage cupboard, display shelving and lighting, WC, radiator, PVC double glazed sash window to front aspect.

Bedroom 2 (10' 1" x 10' 6") or (3.08m x 3.20m)

Vinyl flooring, radiator, power points, PVC double glazed sash window to rear aspect, bi fold double door to fitted wardrobe with hanging rail.

Bedroom 3 (9' 11" x 10' 6") or (3.03m x 3.20m)

Carpet, radiator, power points, PVC double glazed sash window to front aspect.

Bedroom 4 / Study (6' 8" x 9' 10") or (2.04m x 2.99m)

Presently used as an office/study, radiator, power points, PVC double glazed sash window to rear aspect.

Bathroom (8' 2" x 7' 3") or (2.50m x 2.20m)

Three piece suite comprising bath with mixer tap and shower attachment over, vanity wash hand basin, low level WC, radiator, PVC double glazed sash window, door to airing cupboard housing hot water tank with slatted shelving.

Outside

Front

Stone built dwarf wall to front with shrub and tree borders, tarmac driveway allowing parking for several cars. Timber built gate allowing access to side of property.

Rear

Enclosed rear garden mainly laid to lawn with mature tree and shrub borders, water supply, paved pathway, large store shed with power with greenhouse off, oil tank.

Tenure

Freehold

Council Tax

Band F chargeable at a rate of £2567.12 for the year 2022/23

Services

Mains electricity, mains water, mains drainage, central heating system via oil fired boiler

Directions

From our office proceed west along the A40 for about six miles into the village of Bwlch, take a left turn at the monument signposted Llangorse (B4560), continue along this road for approximately 3 miles. On entering the village the property can be found on your left hand side opposite Pen-Y-Bryn guesthouse.

