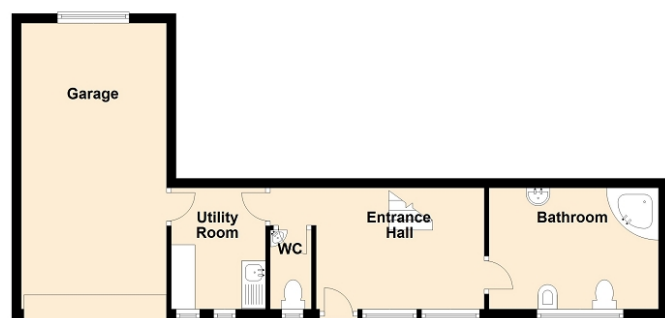
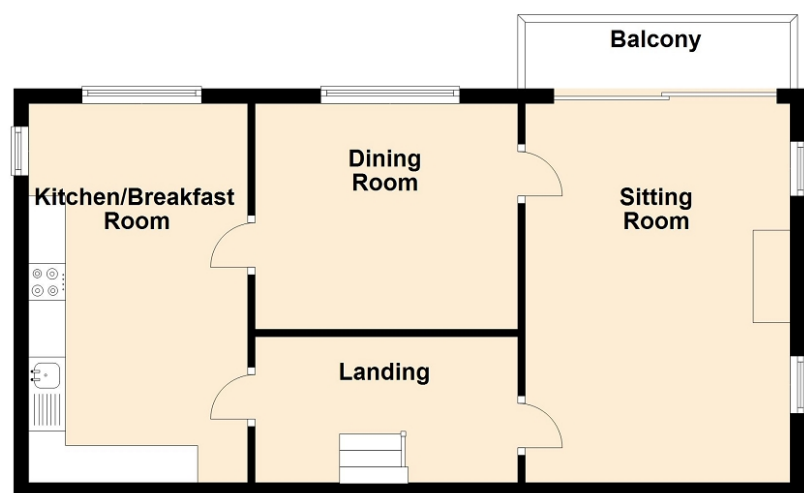


Ground Floor



First Floor



**Darren Road
Bwlch
Brecon
Powys.**

Price **£425,000**



- Detached four bedroom house
- Superb views
- Sitting Room with doors to balcony
- Kitchen/Breakfast Room through to separate dining room
- Garage and parking
- National Park village location
- No upper chain
- Good size garden
- Reverse living
- In need of some modernisation

General Description

EPC Rating: C71

An attractive reverse living detached house with superb views sitting in an elevated position in the Bannau Brycheiniog National Park Village of Bwlch, offering four bedrooms to the lower ground floor, bathroom, WC and utility room to the ground floor and sitting room, dining room, kitchen/breakfast room to the first floor. There is a garage and parking for several vehicles at the front of the property and a good size garden to the rear. EPC C.

Viewing: **01873 810 213**

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

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Darren Road, Bwlch, Brecon, Powys.

Property Description

An attractive reverse living detached house which sits in an elevated position in the Bannau Brycheiniog National Park village of Bwlch. The property offers four bedrooms to the lower ground floor, bathroom, WC and utility room to the ground floor and sitting room, dining room and kitchen/breakfast room to the first floor. There is a garage and parking for several vehicles at the front of the property and a good size garden to the rear.

The accommodation is spacious and light with superb views across the Usk Valley. The property benefits from double glazing and gas central heating.

Bwlch is a sought after village situated in the Bannau Brycheiniog National Park which has a village hall, and pub. The village is also on a bus route to the surrounding towns. More extensive amenities are in the market towns of Brecon and Crickhowell both of which are about a ten minute drive away.

Entrance

PVC double glazed wood grain effect entrance door onto...

Hallway

With two PVC double glazed wood grain effect windows to front aspect, fitted carpet, carpeted stairs to first floor, carpeted stairs to lower ground level, radiator, doors off to...

Bathroom/W.C. (8' 5" x 8' 10") or (2.56m x 2.68m)

With four piece bathroom suite comprising corner bath with shower over, low level WC, pedestal wash hand basin, bidet, fully tiled walls, wall mounted shaver point, radiator, fitted carpet, PVC double glazed wood grain effect window to front aspect.

W.C. (5' 6" x 3' 7") or (1.67m x 1.09m)

With low level WC, wall mounted corner wash hand basin, fully tile walls, fitted carpet, PVC double glazed wood grain effect window to front aspect.

Utility Room (8' 5" x 6' 6") or (2.56m x 1.99m)

Inset stainless steel sink and single drainer with double base unit, fitted triple base unit with roll edge work surface, radiator, vinyl tiled flooring, double doors to built in cupboard housing hot water cylinder and shelving, two PVC double glazed wood grain effect windows to front aspect, door leading into garage.

Garage (19' 10" x 10' 1") or (6.04m x 3.07m)

With up and over door to front, power and lighting, concrete floor, PVC double glazed wood grain effect window to rear aspect, wall mounted Worcester gas boiler.

First Floor Landing

With fitted carpet, textured and coved finish to ceiling, doors off to...

Sitting Room (16' 10" x 11' 6") or (5.12m x 3.50m)

With stone built open fireplace with stone hearth, two radiators, fitted carpet, textured and coved finish to ceiling, wall lighting, two PVC double glazed wood grain effect windows to side aspect, PVC double glazed wood grain effect sliding patio doors leading out onto small balcony, open through to...

Dining Room (11' 8" x 10' 0") or (3.55m x 3.05m)

With radiator, fitted carpet, textured and coved ceiling with loft access hatch, PVC double glazed wood grain effect window to rear aspect, door leading to...

Kitchen/Diner (16' 6" x 9' 9") or (5.02m x 2.96m)

With range of fitted base and wall units with wood effect work surface and tiled splash back, inset stainless steel sink and single drainer with mixer tap over, built in Neff electric oven and four ring electric hob over with extractor hood above, radiator, vinyl flooring, PVC double glazed wood grain effect window to side and rear aspect, textured finish to ceiling.

Lower Ground Floor.

Hallway

With carpet, radiator, textured and coved finish to ceiling, doors off to...

Bedroom 1 (16' 10" Max x 9' 10") or (5.12m Max x 2.99m)

With radiator, fitted carpet, PVC double glazed wood grain effect window to rear aspect, double sliding doors to built in wardrobe, textured and coved finish to ceiling.

Bedroom 2 (11' 7" x 9' 10") or (3.52m x 2.99m)

With radiator, fitted carpet, textured and coved ceiling, PVC double glazed wood grain effect window to rear aspect.

Bedroom 3 (11' 7" x 11' 11") or (3.53m x 3.63m)

Currently being used as a sitting room/reading room, with radiator, fitted carpet, textured and coved finish to ceiling, PVC double glazed wood grain effect sliding doors to rear aspect.

Bedroom 4 / Study (5' 10" x 8' 2") or (1.78m x 2.49m)

With radiator, fitted carpet, textured and coved finish to ceiling, PVC double glazed wood grain effect window to side aspect.

Outside

Front

Stone built dwarf wall to front with opening onto off road parking/driveway, small lawn area with pathway leading to side of property, mature shrub and flower borders. There is access to either side of the house.

Rear

Lovely flat lawn area with range of mature tree and shrubs borders with superb uninterrupted views of the valley and surrounding countryside. Pathway to either side of the lawn, two built in store areas under the garage. Towards the bottom of the garden are stone steps leading to a stone built storage shed (in need of some attention), a sloping /tiered area with range of fruit trees and shrubs which requires some cultivation.

Broadband and Mobile phone

There is 4G mobile phone signal available indoor and outdoor. There is fibre optic broadband available.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Sol. To Verify

Council Tax

F

Directions

From our office proceed west along the A40 heading out of Crickhowell, proceed along the A40 for about 6 miles. On entering the village of Bwlch continue around the sharp bend and then take the junction immediately after the New Inn Public House on your left hand side. The property will be found further down the lane on the left hand side

