

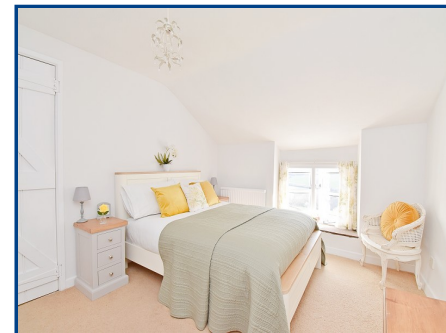
Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers  
12 Offices Across South Wales

Tregraig Road  
Bwlch  
Brecon  
Powys.

Offers In Excess Of **£499,000**



- Well Presented Three Bedroom
- Detached Cottage
- Open Plan Sitting/Dining Room
- Stunning Views of the Usk Valley
- Approximately 4 Acres
- Conveniently located Between Bwlch & Crickhowell
- Peaceful Rural Setting
- Ideal for those seeking a countryside lifestyle



## General Description

Nestled a couple of minutes drive from the sought-after village of Bwlch, within the heart of the Brecon Beacons National Park, this delightful 3-bedroom detached cottage offers a rare opportunity to enjoy rural living with panoramic views over the Usk Valley and the surrounding scenic landscape of the countryside. EPC F.

EPC Rating: **F21**



Viewing: **01873 810 213**

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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](mailto:surveys@ctf-uk.com).

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Property Description

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Set within approximately 4 acres of sloping grounds, the property provides ample space for those seeking a peaceful retreat or the potential for smallholding use, as recently enjoyed by the vendors. A small stone barn on the upper part of the grounds offers useful additional storage or scope for other purposes, subject to any necessary consents.

The cottage itself retains a wealth of character, blending traditional charm with practical modern living. The accommodation comprises a modern kitchen with Rayburn, welcoming living area with stone fireplace, shower room, three bedrooms, and bathroom, all designed to make the most of the views and the property's elevated position and the stunning natural surroundings.

Situated in an area renowned for its outdoor pursuits, including walking and cycling this property combines the tranquillity of countryside living with convenient access to local amenities in nearby Crickhowell and Brecon. Crickhowell is a small, popular market town situated within the Brecon Beacons National Park. It has a lovely range of individual local shops, restaurants and well regarded Primary and Secondary Schools. There are good links to the local trunk road network and a train station in Abergavenny which is a short commute away

providing links into the trunk road network via Newport.

Accommodation

Ground Floor

Entrance Porch (5' 3" x 4' 5") or (1.60m x 1.35m)

With double glazed stable door, double glazed window, attractive ceramic tiled floor, stable door into Kitchen.

Kitchen (13' 9" x 9' 0") or (4.20m x 2.75m)

With a range of fitted wall and base units, granite worktops and upstand. Inset Belfast sink with granite drainer and chrome mixer tap. Built-in dishwasher, built-in Neff induction hob with extractor hood over. Wood effect vinyl flooring, oil fired rayburn, double glazed windows, built in fridge and power points.

Shower Room (5' 11" x 5' 5") or (1.80m x 1.65m)

With W/C, wash basin with cupboards below, corner shower unit, walls partly tiled, double glazed window, vertical towel rail/radiator, wood effect vinyl floor.

Sitting Room (17' 1" x 13' 0") or (5.20m x 3.95m)

With a large stone fireplace with inset Jotul woodburning stove and bread oven, flagstone floor, radiator and power points. Two double glazed windows, double doors to front, beamed ceiling, staircase to first floor and door to:

Bedroom 3 (13' 11" x 8' 4") or (4.25m x 2.55m)

With steps up to bedroom area, two double glazed windows giving dual aspect. Carpet, radiator and power points.

First Floor

Landing with carpet, built-in airing cupboard, wooden ledged and braced doors to rooms off.

Bedroom 1 (11' 8" x 10' 4") or (3.55m x 3.15m)

With carpet, radiator and power points. Double built-in wardrobes and double glazed window.

Bedroom 2 (12' 0" x 10' 0") or (3.65m x 3.05m)

With carpet, radiator and power points. Two double glazed windows giving dual aspect, double built-in wardrobes.

Bathroom (7' 10" x 7' 10") or (2.40m x 2.40m)

With suite, comprising a bath with chrome mixer taps and shower over. Pedestal wash basin, walls mostly tiled, and ceramic tiled floor. Ground towel rail/radiator and double glazed window.

W.C. (5' 7" x 3' 3") or (1.70m x 1.00m)

With W/C, wash basin and ceramic tiled floor. Walls tiled to half height and radiator.

Outside

Flagstone terrace garden with seating area and extensive garden comprising of mature shrubs and trees with beautiful views of the Usk Valley. Timber garden shed, further seating area and pergola. Flagstone path leading to the house, wood Summerhouse/Office with power and light.

Additionally, adjoining the garden are grounds of approximately 4 acres comprising sloping fields with a stone barn (18'0 x 10'0) and derelict cottage, large kennel and field shelter (18'0 x 10'0).

Agents Note

Please note that the access drive is outside the boundary of the property. We recommend you take your solicitors advice on this.

Services

Mains electricity, water and drainage.

Oil fired central heating - Rayburn.

Council Tax Band: G - Powys County Council

EPC Rating: F (21/101)

DIRECTIONS

From Crickhowell follow the A40 westwards and after approximately five miles when approaching Bwlch, turn right onto Tregraig Road, then bear left following this road for approximately a third of a mile where Tyle Cottage will be found on the left.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

