



Llwynicarw Llywel, Brecon, Powys, LD3 8RH

Offers In The Region Of £499,950

Set in a stunning elevated secluded location amidst glorious countryside standing in wonderful landscaped grounds of 4 acres commanding panoramic views over a vast expanse of dramatic South Powys countryside and beyond towards the North Carmarthenshire hills. This delightful character cottage has been the subject of

extensive refurbishment over the last decade to provide a superb home where every attempt has been made to retain and enhance the many wonderful original features whilst providing accommodation with contemporary flair. The property affords: Lounge / Dining Room with huge Inglenook fireplace and much

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exposed timber work; Fitted Kitchen; Cloakroom; Fabulous Conservatory; Two bedrooms and Shower room. Oil fired central heating. UPVC double glazing. The grounds have been the pride and joy of the vendors who have landscaped to provide a parkland style setting with terrific established grounds complimented with an extensive range of workshops , garden sheds and general stores. Summerhouse with balcony. Newly established mixed woodland together with small pasture paddock.

Idyllic. Viewing highly recommended. BOOK TODAY !



Council Tax Band: D



LOUNGE/DINING ROOM

20'10" x 16'5"

Impressive inglenook fireplace with Esse multi fuel range on brick hearth. Superb bresummer beam. Original stone staircase. Exposed ceiling beams. Wall lights. Access to under stairs cupboard. Attractive stairs to first floor. Travertine limestone floor with under floor heating.

chrome mixer tap on vanity. Low level WC. Illuminated vanity mirror with socket. Ceiling skylight and downlighting. Fully tiled walls.

CONSERVATORY

17'1" x 10'2"

Feature glazed dome ceiling. Downlighting. Patio doors to terrace with fabulous views. Travertine limestone floor with under floor heating.

KITCHEN

10'0" x 7'8"

Single drainer ceramic sink unit with chrome mixer tap set in wood block effect work surface with tiled surround. Zanussi electric cooker with stainless steel extractor hood above. Integrated fridge and freezer. Stone effect tiled floor. Radiator.

CLOAKROOM/UTILITY

7'8" x 3'6"

Low level WC. Pedestal hand basin. Fitted cupboard and work surface. Plumbed for automatic washing machine. Limestone floor. Radiator.

FIRST FLOOR

LANDING

10'2" x 6'0" max

Attractive balustrade.

BEDROOM

16'0" x 11'8"

Vaulted beam ceiling with skylight. Oak panelled floor. Radiator.

DRESSING AREA

6'6" x 5'4"

Fitted mirror front wardrobe. Dormer window with window seat providing wonderful views towards the Brecon Beacons. Oak panelled floor.

BEDROOM

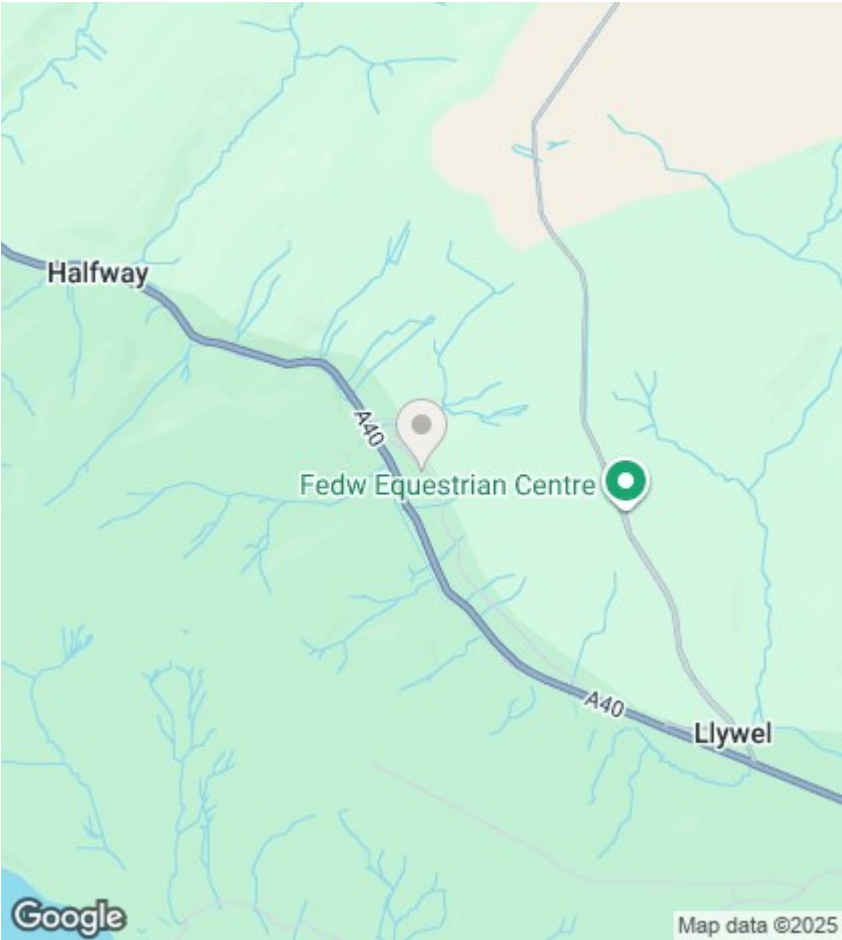
8'11" x 6'7"

Oak panelled floor. Half glazed door to balcony. Radiator

SHOWER ROOM

6'10" x 6'7"

Shower in tiled and glazed cubicle. Hand basin with



Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC