

# CHRISTIE

R E S I D E N T I A L



## HIRAETH, BWLCH, BRECON, LD3 7HJ

A generously proportioned and well-presented four bedroom detached home situated on a plot of approximately one third of an acre and located in the picturesque village of Bwlch. The property offers extensive accommodation throughout and further benefits include lovely views, plentiful driveway parking and double garage.

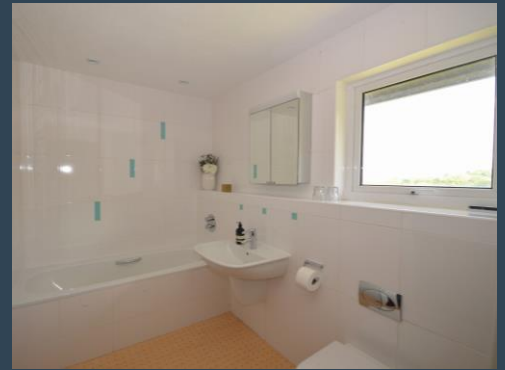
- Detached Modern Home
- Generous 0.3 Acre Plot
- Large Living Room
- Separate Dining Room
- Kitchen With Separate Utility Room
- Master Bedroom With En-Suite Bathroom

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PRICE                      £585,000

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TOTAL AREA: APPROX. 193.8 SQ. METRES (2085.9 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## ABOUT THIS PROPERTY

Located on the edge of the Black Mountains in the Bannau Brycheiniog National Park this detached house sits in a plot of approximately one third of an acre and offers generously proportioned family accommodation throughout. The property is located close to the centre of the village of Bwlch, which lies some 9 miles to the east of Brecon along the A40 and around 11 miles to the west of Abergavenny. The property affords exceptionally generous accommodation throughout with the ground floor comprising a welcoming entrance hall, leading to the 23' lounge with patio doors to the front and rear and a recently fitted log burning stove, and a separate dining room. In addition, there is a large, modern kitchen equipped with a range of integrated appliances including an induction hob, oven and microwave - all by Siemens, a separate utility room, and downstairs cloakroom. On the first floor there is a generous master bedroom including a four piece en-suite bathroom, three further bedrooms and a family bathroom. The property is set back from the road behind a gated driveway providing parking for numerous vehicles. The parking is complemented by a double garage with twin up and over doors. The splendid professionally-designed gardens wrap around the house and enjoy simply staggering views to the rear which are also enjoyed by the rear facing rooms of the house. The gardens are well planted with a huge array of trees, shrubs and flowers. Further features include a new boiler in 2023, Villeroy & Boch sanitary fittings, Bette baths, a recently replaced roof, cladding and aluminium seamless gutters.

## ABOUT THE LOCATION

Bwlch is a charming and popular village situated in the heart of the Brecon Beacons National Park. Located in an area of Outstanding Natural Beauty, Bwlch is only five miles from Crickhowell, just over 6 miles from Brecon and 11 miles from the historic market town of Abergavenny to the east. Access to Abergavenny provides a gateway to the National Rail and Motorway networks. The village benefits from a convenience store, post office and local pub. The nearest junior school can be found just over a mile away in the village of Llangynidr.

## DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 11 miles into the village of Bwlch. Continue through the village past the turning to Llangorse where the property entrance can be found after a short distance on the right hand side.

## USEFUL INFORMATION

**COUNCIL TAX:** Band G. The local authority is Powys County Council – 01597 827460

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.