



- Spacious Detached Three Bedroom Bungalow ● One Bedroom Annexe / Bedsit
- Good Range of Barns and Outbuildings including Nine Stables ● Manège c. 40m x 20m
 - Good Quality Pasture Paddocks
 - Approx. 17 Acres In All
- Glorious Views to Penyfan and The Brecon Beacons National Park

GENERAL AND SITUATION

Approximate Distances:

Sennybridge 5 miles • Brecon 6 miles • Merthyr Tydfil 15 miles
Set within Bannau Brycheiniog / Brecon Beacons National Park

A spacious three bedroom bungalow with a one bedroom annexe / bedsit set in approx. 17 acres with a good range of outbuildings, stables, manège and paddocks in a glorious location with wonderful views to Penyfan and The Brecon Beacons Mountains.

The property is ideal for those with private equestrian interests and there is access to extensive outriding locally on the adjoining common land as well as Glyntarrel Forest and on through the Brecon Beacons.

Brecon is an extremely popular picturesque town with a good range of shops and amenities with access onto the A40 main road. Further amenities are provided by Merthyr Tydfil to the south and Abergavenny to the east.

THE RESIDENCE

A detached bungalow in an elevated position with lovely views. Heating is provided by electric panel heaters and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The main entrance is through a **Storm Porch** with a front door opening into a **Reception Hall** with a built-in airing cupboard.

The main **Lounge** is a bright room with views to Penyfan, and glazed sliding doors opening out to the garden plus a sliding door to the side leading to the patio. It also has a stone fireplace with a log burner

The large **Kitchen / Dining Area** is fitted with a range of built-in cupboards with worksurfaces incorporating double bowl stainless steel sink, space for a Range cooker with extractor hood and a larder.

A door from the dining area opens into a **Utility Room** which has a half glazed external door to the rear patio, terracotta tiled floor built-in units with a sink and plumbing for washing machine.

There are three good sized **Bedrooms** one of which has an **En Suite Bathroom** with a panelled bath with shower mixer tap, WC and wash hand basin.

There is a **Family Bathroom** fitted with a panelled bath, WC and wash hand basin plus a separate **Shower Room** with a cubicle with electric shower.





THE ANNEXE / BEDSIT

Adjoining the residence with a glazed sliding door to the side, laminated floor, a Kitchenette Area with fitted worksurface, stainless steel sink and shelving plus an En Suite Shower Room with a cubicle with electric shower, WC, and wash hand basin.

OUTSIDE, OUTBUILDINGS & LAND

The property is set adjacent to a country road from which there are two entrances, one leading to the residence and the other to the outbuildings.

The main tarmacadam drive leads up to a parking area beside the residence with space for several vehicles. There is a front garden with a lawn and mature shrubs with lovely views over the property's land.

To the rear is a paved patio and a further area of lawn with hedged boundary Garden Shed, Greenhouse and Vegetable Patch.

A separate gated entrance from the road, leads to the outbuildings which are set around a concrete yard and comprise as follows with approximate sizes:

Barn One 60' x 24' (about 18.4m x 7.3m) steel portal frame with block walls, Yorkshire boarding, corrugated roof, concrete base, light, power and water supplies with **Six Internal Loose Boxes** 12'5 x 11'7, 11'6 x 11'1, 10'1 x 9'1, 13'10 x 9'9, 14'1 x 10'7 and 15' x 14'4 (about 3.7m x 3.5m, 3.5m x 3.3m, 3m x 2.7m, 4.2m x 3m, 4.3m x 3.2m and 4.6m x 4.4m).

Stable Block with block walls and a box profile roof, set on a concrete base with **Three Loose Boxes** 14'8 x 18'1, 14'8 x 12'7 and 14'8 x 12' (about 4.4m x 5.5m, 4.4m x 3.8m and 4.4m x 3.6m).

Adjoining Store 14'8 x 15' (4.4m x 4.6m)

Barn Two 76'10 x 16'4 (about 23.2m x 4.9m) steel portal frame with block walls, box profile cladding, concrete base. Steps leading up to a **Workshop** 16' x 15' (about 4.9m x 4.6m).

Manège 40m x 20m post and railed with sand surface.

The Land adjoins in very gently sloping good quality pasture divided into five main fields with stock fencing. There are mature hedges along the main borders and a stream along the southern boundary.

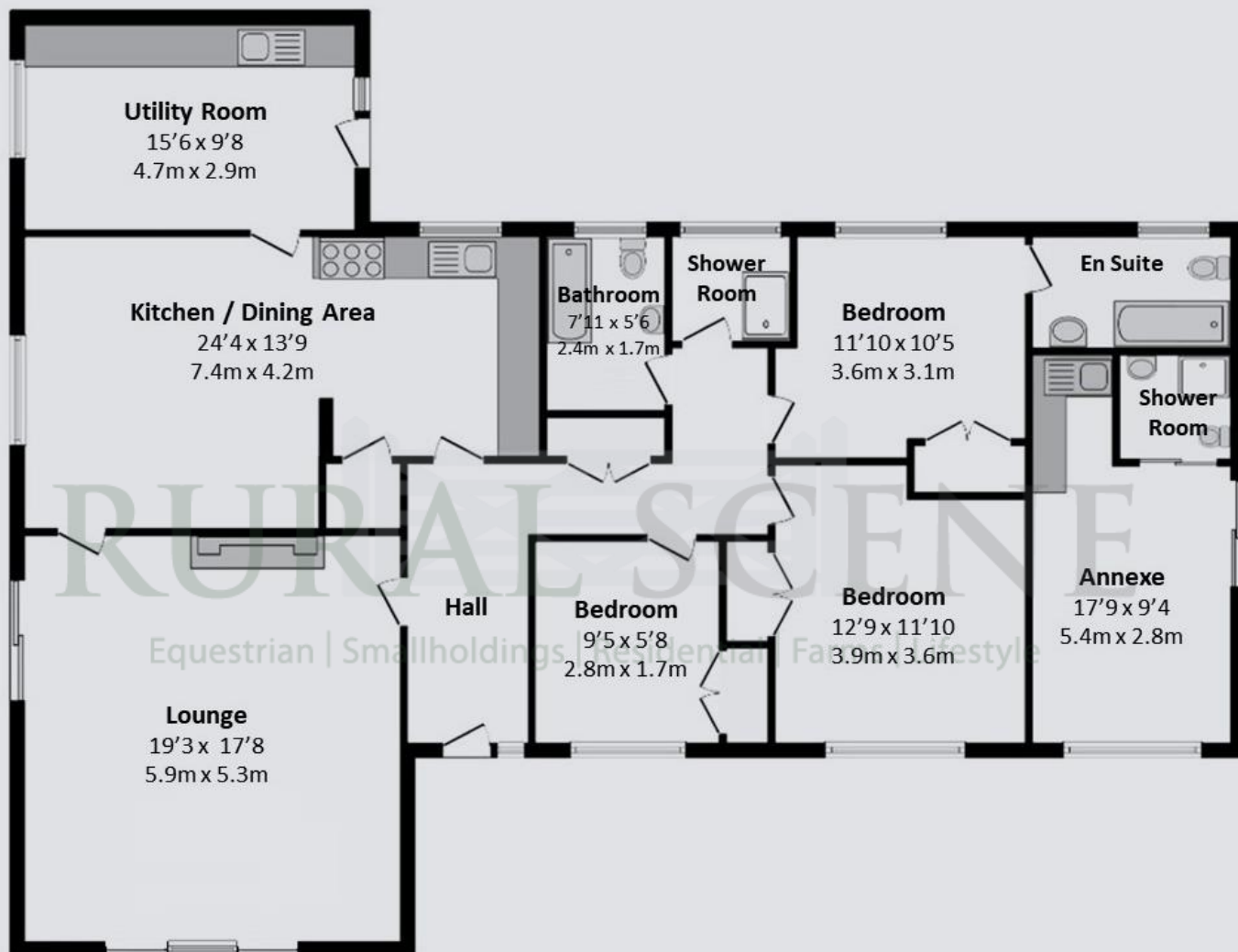
IN ALL APPROX. 17 ACRES
(About 6.9 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL
Tel: 01597 827460

BANNAU BRYCHEINIOG / BRECON BEACONS NATIONAL PARK
AUTHORITY
Tel: 01874 624437

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
TELEPHONE and BROADBAND (connected and available subject
to normal transfer regulations)

TENURE Freehold **ENERGY RATING** F **COUNCIL TAX** G

DIRECTIONS

From Brecon, head south west on the A470 for 3.5 miles and turn
right onto the A4215 signposted Defynnog. Follow the road for
about half a mile and the property will be found on the left
hands side.

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