

Ground Floor



First Floor



**Dan Yr Eppynt
Tirabad
Llangammarch Wells
Powys.**

Price £170,000



- A 3 Bedroom Semi Detached Property
- 2 Reception Rooms, Kitchen, Utility, Bathroom & Separate Toilet
- Set In A Spacious Corner Plot
- With Lawned Gardens, Garden Shed & Summer House
- Off Road Parking For Several Vehicles
- Set In A Rural Village Location

General Description

A 3 bedroom semi detached property located in the small village of Tirabad. The deceptively spacious property comprises; living room, dining room, kitchen, utility room, bathroom and separate toilet. Externally there is a gated entrance with off road parking for several vehicles, lawned gardens to the front and rear with garden shed and summer house.

EPC Rating: E40



Viewing: 01550 720 440

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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.

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Dan Yr Eppynt , Tirabad, Llangammarch Wells, Powys.

Property Description

A 3 bedroom semi detached property located in the small village of Tirabad. The deceptively spacious property comprises; living room, dining room, kitchen, utility room, bathroom and separate toilet. Externally there is a gated entrance with off road parking for several vehicles, lawned gardens to the front and rear with garden shed and summer house.

Tirabad is a small village situated amongst scenic Mid Wales countryside adjoining the Eppynt Mountain. The village of Llangammarch Wells is approximately 3 miles away. The surrounding towns of Builth Wells, Brecon and Llandovery have more substantial shopping, schooling and leisure facilities and are all within reasonable driving distance. The area around is largely agriculture or forestry based with fine opportunities for bird watching, walking or other country pursuits.

Porch

With concrete floor.

Entrance Hall (6' 11" x 3' 0") or (2.11m x 0.91m)

With pantry. Tiled floor.

Utility Room (8' 0" x 7' 09") or (2.44m x 2.36m)

With boiler for air source heat pump. Solar panel controls. Stainless steel sink and drainer. Plumbing for washing machine. 2 radiators. Part tiled walls. Access hatch to roof space.

W.C. (4' 03" x 2' 08") or (1.30m x 0.81m)

With low level wc. Wash hand basin. Radiator. Tiled floor.

Kitchen (13' 01" x 6' 04" Max) or (3.99m x 1.93m Max)

With a range of floor and eye level drawers and cupboards. Stainless steel sink and drainer. Hotpoint double oven. 4 ring gas hob with extractor over. Plumbing for dishwasher. Tiled floor. Part tiled walls.

Dining Room (11' 04" x 9' 08" Max) or (3.45m x 2.95m Max)

With understairs cupboard. 2 radiators. Tiled floor.

Rear Hall

With stairs to first floor. Radiator.

Living Room (18' 03" x 11' 08") or (5.56m x 3.56m)

With log burner in tiled hearth. 2 radiators. Dual aspect windows.

First Floor

Landing

With airing cupboard. Radiator. Access hatch to roof space.

Bedroom 1 (11' 08" x 11' 0") or (3.56m x 3.35m)

With built in wardrobe. Radiator.

Bedroom 2 (8' 08" x 6' 11") or (2.64m x 2.11m)

With storage cupboard. Radiator.

Bedroom 3 (11' 11" x 9' 09") or (3.63m x 2.97m)

With radiator.

Bathroom (6' 09" x 5' 10") or (2.06m x 1.78m)

With panelled bath and shower over. Low level wc. Pedestal wash hand basin. Tiled walls. Radiator.

EXTERNALLY

The property is situated in a corner plot and benefits from gravelled area with off road parking for several vehicles. To the front and rear of the property are lawned gardens. Tool Shed measuring 11' 09 x 9' 08 with electric and sockets and wood shed to side. Summer House measuring 11' 06 x 7' 09 with electric, sockets and wifi connection.

Services

Mains water and drainage. Solar panels. Air source heat pump.

Broadband and Mobile phone

Standard broadband is available in the vicinity and the mobile phone signal in the area is deemed to be likely.

Local Authority

Powys County Council, Neuadd Brycheiniog, Cambrian Way, Brecon, LD3 7HR. Tel: (01874) 624141.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Directions

Take the A483 road from Llandovery towards Builth Wells. Proceed for about 4 miles. On entering the hamlet of Cynghordy you will pass the former Glanbran Arms on the left hand side, bear right immediately signposted for Tirabad. Continue on this minor county road for about 4 miles and the turning for Dan Yr Eppynt will be on your right hand side.

