



Guide Price £185,000 , Drovers Meadow, Bronllys, Brecon LD3 0DS



- 28% Discount under the S106 Scheme for qualifying affordable buyers
- Mountain Views
- Private Patio and Lawn
- Private Parking Space
- Large Windows Throughout
- Two Bedroom Two Reception Room Apartment
- Private Entrance

The driveway includes an electric car charging point and an off-road parking space, making it ideal for modern living. The home's eco-friendly zinc roofing is a standout feature, providing durability and low maintenance, with a lifespan of up to 100 years.

With its thoughtful design, energy-efficient features, and unparalleled views, 3 Drovers Meadow offers a unique opportunity to live in a beautiful, modern home in a picturesque, semi-rural setting. The property is part of a development designed with a focus on sustainability and environmental care, ensuring that it not only looks good but is also kind to the planet.

Located in the peaceful village of Bronllys, this home benefits from its close proximity to local amenities, including a pub, restaurant, petrol station, and shop. Further facilities can be found in the nearby market towns of Brecon and Hay-on-Wye, both of which are renowned for their independent stores, historic pubs, and vibrant eateries. The location offers excellent road links to the A470, A483, and A438, and is just 5 miles from the stunning Brecon Beacons National Park, perfect for outdoor enthusiasts.

Phase 1 - complete and ready to occupy with only three properties remaining.

Phase 2 - Coming Spring 2025 and available for discussion off plan.

Location:

Set against the stunning backdrop of the Brecon Beacons National



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This brand-new, beautifully presented first-floor flat offers a perfect blend of comfort and practicality, making it an ideal home for modern living. Situated in a convenient and sought-after location, this property features off-road parking and a private garden, providing both ease and outdoor space.

Accessed via a hallway on the ground floor, the flat leads into the spacious open-plan kitchen, dining, and living area—an inviting space designed for contemporary living. The kitchen boasts sleek grey base and wall units, complemented by durable laminate worktops. Fully equipped with integrated appliances, including a fridge/freezer, dishwasher, oven, and hob, it also offers additional space for a washing machine, making it both stylish and functional.

A hallway from the kitchen connects to the well-appointed bathroom and two generously sized double bedrooms. The bathroom is complete with a walk-in shower, W.C., and wash basin. The principal bedroom enjoys a tranquil view over the private rear garden, providing a peaceful retreat, while the second bedroom overlooks the front of the property.

Outside, the flat benefits from its own private garden—ideal for relaxation or outdoor entertaining—and an off-road parking space, offering added convenience and security. There is also an electric car-charging point.

This charming flat is perfect for those seeking a modern, low-maintenance home with a private garden and easy access to local amenities.

Key Information:


The property is being offered for sale with a share of freehold tenure and vacant possession upon completion. Qualifying buyers will benefit from a 28% discount under the S106 scheme. The property is connected to mains water, electricity, gas, and drainage. Fixtures and fittings will only include those specifically mentioned in these particulars. The local authority is Powys County Council, and the property is in Council Tax Band B.


Key Executive Sales

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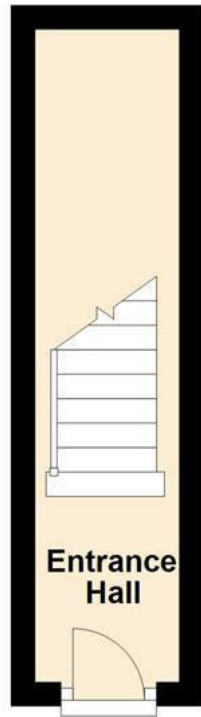


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 6.6 sq. metres (71.3 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)