

**Priory Grange  
45 Pendre  
Brecon  
Powys  
LD3 9EA**

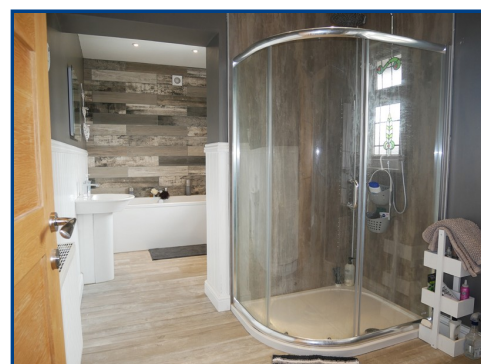
**£695,000**



- A Fine Detached Period Town House
- Built In The Art Deco Style
- Spacious 4 Bedroom Accommodation
- Wonderful Views Towards The Beacons Mountain Range
- 2 Reception Rooms, Kitchen/Breakfast Room
- Convenient Town Location
- Double Glazed and Gas Centrally Heated
- Generous Private Grounds. Double Garage.
- Viewing Highly Recommended

**General Description**

An immaculately presented detached 4 bedroom home with fantastic views of the Brecon Beacons mountain range. With its generously proportioned rooms, many period features and set in its own grounds of approximately a third of an acre this home is located just a few minutes from Brecon town centre.



Viewing: **01874 622 488**

Website: **www.ctf-uk.com**

Email: **brecon@ctf-uk.com**

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**Property Description**

Priory Grange is an immaculately presented, detached 1930's town house situated in a convenient town location and benefiting from fantastic views of the Brecon Beacons mountain range over the rooftops of Brecon. This well proportioned home is set in the centre of its own gardens measuring approximately one third of an acre.

The property offers spacious accommodation over two floors including entrance porch, impressive entrance hallway, triple aspect living room with unrivalled views and a two-way wood burning stove to the adjoining dining room. The dining room opens out on to the lovely patio and entertaining area. There is a modern fitted kitchen with large cooking range, breakfast bar and useful pantry and access to the rear hallway with utility area and workroom.

The first floor provides equally generous accommodation with a lovely master suite comprising bedroom with bay window and views of the Beacons, dressing room and en-suite shower room. There are a further three bedrooms, family bathroom with a walk in shower and a further separate w.c. These rooms are all accessed off the light and airy landing which has a drop down staircase to a large boarded roof space which offers enormous potential for conversion should additional accommodation be required.

The house, originally built in the 1930's by a prominent Brecon business family still retains the Art Deco style of that period and has been sympathetically and tastefully modernised to provide an attractive family home.

The house stands within a third of an acre of well laid out mature landscaped grounds with generous driveway, detached garage/workshop and useful garden shed. The gardens provide formal lawned areas together with vegetable garden, sunken patio garden and a fantastic patio entertaining space with glorious views of the Beacons mountain range over the rooftops of Brecon.

**The Accommodation Comprises:**

**Ground Floor**

**Porch (8' 0" x 4' 05") or (2.44m x 1.35m)**

with terrazzo floor, leaded window on three sides and glazed door to...

**Reception Hallway (15' 05" x 11' 01") or (4.70m x 3.38m)**

with solid american redwood flooring, oak stairs to first floor with bullnose steps, large under stairs storage cupboard, radiator and window (east).

**Cloakroom (7' 09" x 4' 03") or (2.36m x 1.30m)**

with terrazzo floor, tiled walls, radiator, wash hand basin and window (east).

**Toilet (7' 07" x 2' 08") or (2.31m x 0.81m)**

with carpet tiles over terrazzo floor, tiled walls, w.c. and window (east).

**Lounge (23' 06" x 13' 05") or (7.16m x 4.09m)**

with american redwood flooring, dual aspect fireplace with wood burning stove through to dining room, 2 x radiators and triple aspect windows (east, south & west).

**Dining Room (15' 05" x 15' 0") or (4.70m x 4.57m)**

into bay window.  
with american redwood flooring, dual aspect fireplace with wood burning stove to lounge, serving hatch to kitchen, 2 x radiators and French doors in bay window (west) to garden.

**Kitchen (15' 04" x 12' 0") or (4.67m x 3.66m)**

with original terrazzo floor, full range of base and wall cupboard units with granite worktops incorporating 1 & 1/2 bowl sink, large electric Rangemaster cooking range, integrated dishwasher and window (west).

**Walk-In Pantry (7' 08" x 3' 09") or (2.34m x 1.14m)**

with terrazzo floor, tiled walls, wall shelving, marble shelf and window (east).

**Utility (10' 0" x 8' 05") or (3.05m x 2.57m)**

with terrazzo floor, Belfast sink, plumbing for washing machine, radiator, gas fired central heating boiler and window (north).

**Rear Hall (8' 05" x 3' 07") or (2.57m x 1.09m)**

with terrazzo floor, storage cupboards and glazed rear entrance door.

**Work Room (8' 05" x 5' 10") or (2.57m x 1.78m)**

with tiled floor, belfast sink, window (north) and window (east).

**First Floor**

**Landing (24' 05" x 11' 01") or (7.44m x 3.38m)**

with fitted carpet, pull down ladder to large boarded roof space. 2 x radiators and 2 x windows (east).

**Master Bedroom (15' 05" x 15' 02") or (4.70m x 4.62m)**

with fitted carpet, radiator and bay window (west).

**Dressing Room (12' 0" x 6' 04") or (3.66m x 1.93m)**

with fitted carpet, radiator and window (west).

**En Suite Bathroom (12' 0" x 5' 06" ) or (3.66m x 1.68m)**

with tiled floor, double walk-in shower, w.c., wash hand basin and towel radiator.

**Bedroom 2 (15' 03" x 13' 05") or (4.65m x 4.09m)**

with fitted carpet, wash hand basin, radiator, window (south) and window (west).

**Bedroom 3 (12' 0" x 12' 0") or (3.66m x 3.66m)**

with fitted carpet, radiator and window (west).

**Bedroom 4 (9' 07" x 8' 0") or (2.92m x 2.44m)**

with fitted carpet, radiator and window (south).

**Family Bathroom (7' 08" x 7' 01") or (2.34m x 2.16m)**

with laminate flooring, large glazed shower with mixer shower over, feature bath, w.c., wash hand basin, towel radiator and 2 x windows (east).

**Separate Toilet (4' 08" x 3' 05") or (1.42m x 1.04m)**

with w.c. and window (east).

**Large Attic Roof Space (29' 0" x 10' 05") or (8.84m x 3.18m)**

with potential for conversion for extra bedroom space. Boarded floor and roof, sky light and window (west).

**Garden**

Approached through a gated driveway, the house stands within a third of an acre of well laid out mature landscaped grounds with generous driveway, detached garage/workshop and useful garden shed. The gardens provide formal lawned areas together with vegetable garden, sunken patio garden and a fantastic patio entertaining space with glorious views of the Beacons mountain range over the rooftops of Brecon.

The driveway provides ample parking space in front of the spacious Double Garage (24' 04" x 20' 03") with power, light and water connected, high pitched slate roof and electric roller shutter door.

**Services**

Mains electricity, gas, water and drainage connected. Central heating provided by gas fired boiler serving radiators.

**Council Tax**

Band G (£3,331.38 - 2023/24)

**Tenure**

Freehold with vacant possession upon completion.

**Viewing**

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Brecon Office (01874) 622488.

