



**Garth House
Sennybridge
Brecon
Powys
LD3 8TW**

£545,000



- Substantial Detached House in Rural Village Setting
- Including 1 Bedroom Ground Floor Annexe
- 4 Bedroom Accommodation
- Lounge, Dining Room, Sitting Room, Kitchen & Utility Room
- Spacious Grounds of 1/3 acre & Useful Garage/Workshop
- Oil Central Heating & Double Glazing
- Opportunity For Modernisation and Refurbishment
- No Onward Chain

General Description

EPC Rating: E41

A substantial detached 4 bedroom home with useful 1 bedroom interconnecting annexe. Located in a quiet rural village setting in its own spacious grounds of approximately 1/3 acre and with large detached double garage/workshop and parking.



Viewing: **01874 622 488**

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Garth House, Sennybridge, Brecon, Powys, LD3 8TW

Property Description

Garth House is a substantial 4 bedroom detached family home together with an attached 1 bedroom ground floor annexe located in the rural village of Sennybridge some 9 miles west of Brecon. The property offers spacious accommodation over two floors of 2,340sq ft (216m²) and includes hallway, lounge, dining room, sitting room/study, kitchen and utility room on the ground floor and 4 bedrooms and bathroom with separate toilet on the first floor. An interconnecting door gives access to the ground floor annexe which provides useful one bedroom accommodation including a lounge, kitchen and shower room.

The property is oil centrally heated and is fully double glazed however offers scope and an abundance of potential for further modernisation and refurbishment. The house is set in the centre of its own spacious grounds amounting to approximately 1/3 of an acre which include mature garden areas and a large detached garage/workshop and stores. There are two driveways to the property providing ample off road parking space.

The Accommodation Comprises:

Ground Floor

Porch (4' 10" x 3' 08") or (1.47m x 1.12m)

with tiled floor, window (west), door to...

Entrance Hall (21' 03" x 8' 05") or (6.48m x 2.57m)

with fitted carpet, under stairs cupboard, radiator, stairs to first floor.

Cloak Room (7' 10" x 3' 05") or (2.39m x 1.04m)

with tiled floor, w.c., wash hand basin, radiator, window (east).

Study/Sitting Room (13' 10" Max x 12' 0") or (4.22m Max x 3.66m)

with fitted carpet, tiled fireplace, shelving, radiator, window (east). Door through to Annexe.

Lounge (13' 11" x 13' 10") or (4.24m x 4.22m)

with fitted carpet, tiled fireplace, radiator, window with patio door (west).

Dining Room (14' 11" x 12' 11") or (4.55m x 3.94m)

plus 5' 11" x 4' 2".

with fitted carpet, tiled fireplace, 2 x radiators, window (west), bay window (south), door to...

Kitchen (13' 01" x 11' 01") or (3.99m x 3.38m)

with tiled floor, solid fuel AGA, basic range of cupboard units including stainless steel sink and original 1930's units, window (south), radiator.

Utility/Boot Room (12' 04" x 5' 11") or (3.76m x 1.80m)

with tiled floor, plumbing for washing machine and cooker, Worcester oil fired boiler, window (south and north), door to rear.

Rear Porch (8' 05" x 4' 07") or (2.57m x 1.40m)

with tiled floor, built-in cupboard, window (east), door to rear.

First Floor

Landing (19' 04" x 8' 03") or (5.89m x 2.51m)

with fitted carpet, radiator, window (west).

Walk-In Linen Cupboard (7' 0" x 2' 11") or (2.13m x 0.89m)

with fitted carpet and shelving.

Bedroom 1 (14' 00" x 14' 0" Max) or (4.27m x 4.27m Max)

with fitted carpet

Bedroom 2 (13' 11" x 13' 0") or (4.24m x 3.96m)

with fitted carpet, 2 x built-in wardrobes, radiator, window (west and south).

Bedroom 3 (13' 0" x 11' 0") or (3.96m x 3.35m)

with fitted carpet, built-in wardrobe, radiator, window (east and south).

Bedroom 4 (10' 06" x 8' 08") or (3.20m x 2.64m)

with fitted carpet, window (east).

Bathroom (8' 07" x 6' 07") or (2.62m x 2.01m)

with fitted carpet, part tiled walls, bath with electric shower over, built-in cupboard, 2 x radiators, window (east).

Separate WC (6' 07" x 2' 10") or (2.01m x 0.86m)

with fitted carpet, w.c., hatch to roof space, window (east).

Annexe

with its own separate entrance and interconnecting door.

Hallway (5' 01" x 3' 0") or (1.55m x 0.91m)

with fitted carpet.

Kitchen (10' 06" x 5' 05") or (3.20m x 1.65m)

with fitted carpet, basic range of cupboard units, stainless steel sink, space for electric cooker, radiator, window (east).

Door through to main house.

Sitting Room (11' 0" x 10' 05") or (3.35m x 3.18m)

with fitted carpet, radiator, window (west).

Bedroom (11' 0" x 8' 03") or (3.35m x 2.51m)

with fitted carpet, radiator, window (west).

Shower Room (7' 01" x 5' 01") or (2.16m x 1.55m)

with fitted carpet, wash hand basin, shower tray with curtain, w.c., built-in airing cupboard with hot water cylinder, radiator, window (north).

Grounds

The property sits in the centre of spacious, private gardens of approximately 1/3 acre and comprise lawned areas with an abundance of mature trees and shrubs. To the rear of the property is located a useful, detached garage/workshop and garden stores. There are two separate driveways into the property offering ample off road parking and turning space.

Detached Garage (16' 0" x 15' 02") or (4.88m x 4.62m)

with sliding doors to front, power and light connected, window (east and west).

Shed (8' 06" x 7' 0") or (2.59m x 2.13m)

with door and light connected.

Garden Store (11' 0" x 8' 06") or (3.35m x 2.59m)

with window (east).

Services

Mains water and electricity connected. Private drainage. Oil fired central heating serving radiators.

Council Tax

Main House: Band F (£2,705.49 - 2023/24)

Annexe: Band A (£1,248.69 - 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.

