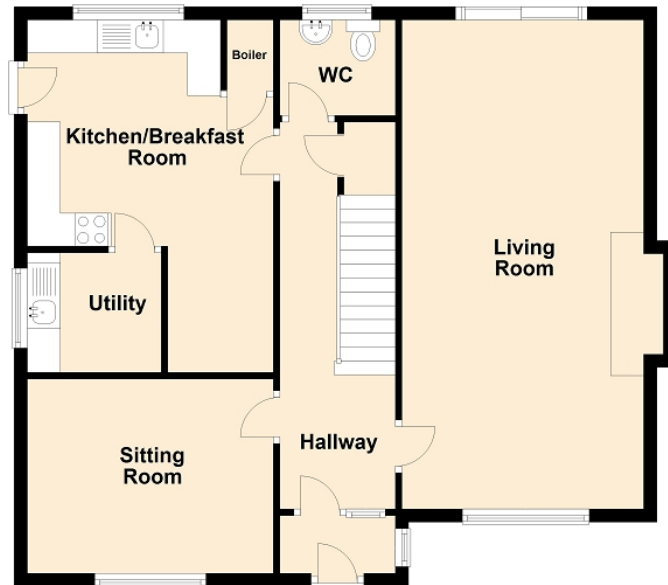
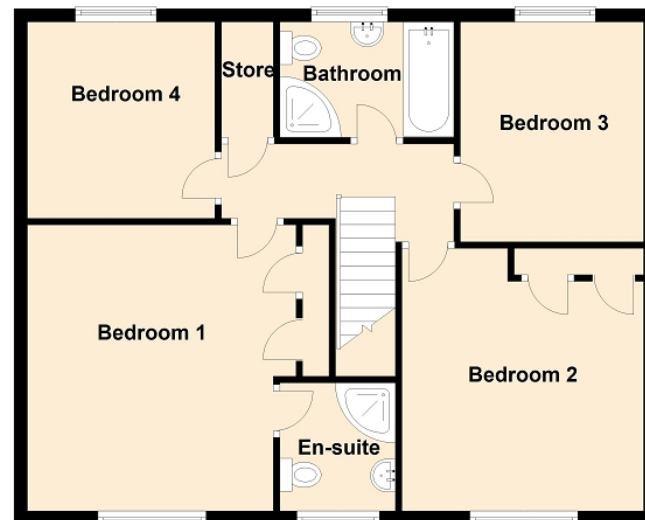


Ground Floor



First Floor



**The Firs
Bwlch
Brecon
Powys
LD3 7HJ**

£510,000



- Detached Four Bedroom Family Home
- Rural Village Location
- Lounge, Sitting Room, Kitchen/Breakfast Room, Family Bathroom & En-Suite Shower Room
- Generous Gardens To Front & Rear
- Driveway Parking & Garage

General Description

A detached four bedroom house with gardens, parking and garage, offering spacious accommodation and located in the popular village of Bwlch, located between the market towns of Brecon & Crickhowell in the Brecon Beacons National Park.



Viewing: **01874 622 488**

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

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

The Firs is a detached four bedroom house which benefits from gardens to both front and rear with uninterrupted views to the surrounding scenery on the Brecon Beacons National Park. The property provides two reception rooms, kitchen/breakfast room, utility and w.c., to the ground floor. There are four bedrooms with master en-suite shower room and family bathroom to the first floor. There is also off-road parking and a detached garage. The property benefits from gas-fired central heating and is double-glazed throughout.

Located within the Brecon Beacons National Park, Bwlch is a popular village conveniently situated between the market towns of Brecon & Crickhowell of which both offer a wide selection of amenities, with Abergavenny nearby providing access to the train network.

The Accommodation Comprises:

Ground Floor

Porch (5' 09" x 2' 10") or (1.75m x 0.86m)
with terrazzo tiled floor, window and glazed door to hallway.

Hallway (19' 03" x 5' 09") or (5.87m x 1.75m)
with laminate floor, radiator, under stairs cupboard and stairs to the first floor.

W.C. (5' 09" x 4' 10") or (1.75m x 1.47m)
with tiled floor, part tiled walls, w.c., wash hand basin, towel radiator and window.

Lounge (24' 04" x 12' 0") or (7.42m x 3.66m)
with fitted carpet, stone fireplace, 2 x radiators, window and patio doors to rear.

Sitting Room (12' 03" x 9' 08") or (3.73m x 2.95m)
with fitted carpet, radiator and window.

Kitchen/Breakfast Room (18' 02" Max x 12' 03" Max) or (5.54m Max x 3.73m Max)
with tiled floor, range of wall and base cupboard units, stainless steel sink, plumbing for dishwasher, points for an electric or gas cooker, window, radiator and door to the side.

Utility Room (6' 08" x 5' 11") or (2.03m x 1.80m)
with tiled floor, stainless steel sink, plumbing for washing machine and space for tumble dryer.

First Floor

Landing

with fitted carpet, cupboard and hatch to roof space.

Bedroom 1 (14' 03" x 13' 05") or (4.34m x 4.09m)
with fitted carpet, built-in wardrobes, radiator and window.

En-Suite Shower Room (6' 04" x 5' 10") or (1.93m x 1.78m)
with vinyl floor, glazed quadrant shower cubicle with mixer shower, towel radiator and window.

Bedroom 2 (13' 01" x 12' 01") or (3.99m x 3.68m)
with fitted carpet, built-in wardrobes, radiator and window.

Bedroom 3 (11' 0" x 9' 01") or (3.35m x 2.77m)
with fitted carpet, radiator and window.

Bedroom 4 (9' 09" x 9' 04") or (2.97m x 2.84m)
with fitted carpet, radiator and window.

Family Bathroom (8' 10" x 5' 06") or (2.69m x 1.68m)
with vinyl floor, bath, quadrant, shower cubicle with mixer shower, towel radiator and window.

Outside

To the front of the property there is a lawned garden together with a gated driveway providing off road parking and leading to a detached garage.

To the rear of the property there is a generous lawned garden with patio seating area and backs on to fields.

Garage (20' 05" x 8' 10") or (6.22m x 2.69m)
with up & over door, window, pedestrian door to rear with covered pedestrian access to the side. Power and light connected.

Services

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

Council Tax

Band F (£2,891.71 - 2024/25)

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.

