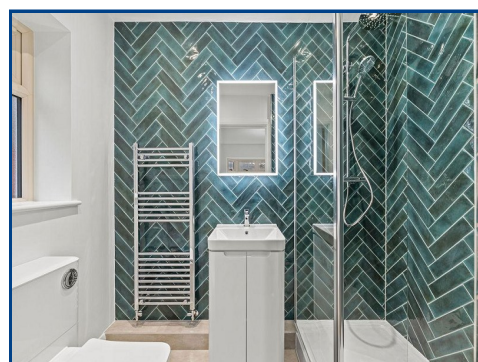




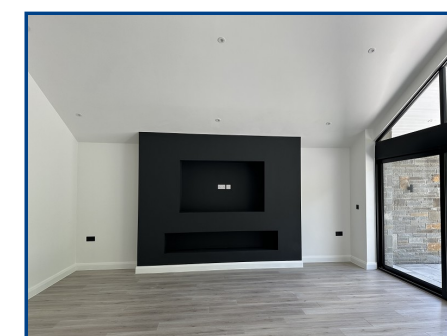
For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Caerbont
Abercrave
Ystradgynlais
Powys.**

Price **£460,000**



- Beautifully Extended & Renovated
- High Specification Finish
- Impressive Kitchen/Diner/Family Room
- Off Road Parking
- Part Under Floor Heating
- No Onward Chain
- Full Glass Rear Wall including Gable End
- Ideal Family Home
- Woodland Views
- Unique Purchase

General Description

EPC Rating: C70

We are pleased to present this beautifully extended and recently renovated detached bungalow, offered for sale with no onward chain. Located in the sought-after village of Caerbont, this charming home enjoys a peaceful semi-rural setting in the heart of the Brecon Beacons. The spacious accommodation includes three generously sized double bedrooms, with the master benefiting from its own en-suite. At the heart of the home is a stunning open-plan kitchen/diner/family room, designed for modern living.

Viewing: **01639 844 426**

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

Email: **ystradgynlais@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.

Tel: **01639 844 426**

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

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

Property Description

We are pleased to present this beautifully extended and recently renovated detached bungalow, offered for sale with no onward chain. Located in the sought-after village of Caerbont, this charming home enjoys a peaceful semi-rural setting in the heart of the Brecon Beacons.

The spacious accommodation includes three generously sized double bedrooms, with the master benefiting from its own en-suite. At the heart of the home is a stunning open-plan kitchen/diner/family room, designed for modern living. This impressive space features a fully glazed rear elevation—including a striking glazed gable end—with aluminium-framed sliding doors and full-height double glazing. These overlook the newly refurbished patio terrace, an ideal space for outdoor entertaining, partly sheltered by an extended roofline that creates a practical covered veranda-style area.

The rear glazing also takes full advantage of

the tranquil outlook towards mature woodland that stretches beyond the River Tawe, enhancing the sense of privacy and connection to nature. Additional features include a separate utility room, underfloor heating in the extension, and ample off-road parking.

Viewing is highly recommended to fully appreciate the quality of finish, unique architectural elements, and the peaceful, picturesque setting.

Hall

L shaped hall with entrance door to side of property & Velux window Access to all rooms and door to front of property. Wood effect laminate flooring.

Lounge/Kitchen/Family Room (19' 10" Max x 24' 7") or (6.05m Max x 7.50m)

Open plan living area with media feature wall, fitted kitchen with island and bi fold feature doors to rear. Wood effect laminate flooring.

Utility Room (6' 11" x 10' 5") or (2.10m x 3.17m)

Fitted with a range of units to include sink. Wall mounted combi boiler.

Bedroom 1 (16' 3" Max x 12' 0") or (4.95m Max x 3.65m)

With bay window to front and fitted carpet.

En Suite (11' 7" x 6' 2") or (3.54m x 1.88m)

Fitted with a shower cubicle, WC and Wash hand basing partly tiled walls and tiled floor.

Bedroom 2 (11' 7" x 11' 9") or (3.54m x 3.59m)

With bay window to front & fitted carpet.

Bedroom 3 (11' 8" x 11' 0") or (3.56m x 3.36m)

With window to side and fitted carpet.

Bathroom (11' 7" x 6' 2") or (3.54m x 1.88m)

Fitted with a bath, WC, wash hand basin and shower cubicle. Partly tiled walls & tiled floor.

External

To Front
Enclosed garden with double gated entrance to front laid to lawn with a large tarmac driveway providing ample parking.

To Rear
Spacious patio with glass balcony overlooking the lower garden and woodlands beyond.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

