



Ty Cadarn, Velindre, Brecon, Powys, LD3 0SY





**Ty Cadarn
Velindre
Brecon
Powys
LD3 0SY**

Summary of features:-

- A charming three-bedroom detached cottage
- Extended with an abundance of character
- Found in the heart of this popular village
- Close to Hay-on-Wye

**Hay-on-Wye 5 miles
Brecon 12 miles
Hereford 28 miles**

Description

Ty Cadarn is a characterful cottage found in the heart in the village of Velindre just a short distance from Hay-on-Wye. The property offers well-proportioned three-bedroom accommodation with two reception rooms and a large kitchen/diner.

Situation

The property is situated in Velindre which is delightful village close to Hay-on-Wye. The village offers a public house and a village hall. Further services are found in Glasbury-on-Wye being only a few miles away with a fuel station, post office and basic stores as well as a further public house and the renowned Foyles Hotel. The nearest town is Hay-on-Wye which is a pretty market town found within the Brecon Beacons National Park and on the banks of the River Wye offering excellent options for independent shops, cafés, restaurants and public houses and services including a medical practice, two dental surgeries, a post office and a primary school. There is a popular and busy outdoor market held every Thursday and the town is renowned for the Hay Literary Festival held annually in May.

The Accommodation

Entered through the front porch there is a sitting room immediately to the right with a window to the front and a multi-fuel stove. On the other side of the hall there is a further sitting room with a window to the front and a woodburning stove, this room could also be used as a dining room.

An archway leads into the large kitchen with an electric range oven, stainless steel sink, a window to the front and space for a tall free-standing fridge/freezer. A doorway leads through to the utility room with plumbing for a washing machine and further to a downstairs cloakroom. Another door leads to the rear porch which is also a useful boot room.

From the hallway a staircase leads to the first-floor landing giving access to all three bedrooms with the second bedroom having a large alcove area, the main bedroom is of generous proportion with a window to the front and is adjacent to the bathroom. The bathroom has a panel bath and corner shower cubical, w.c and wash handbasin.

Outside

Approached from the village lane there is a gated entrance with tandem parking for several vehicles. The garden opens to a large level lawn area with access to a stream at the bottom which has also been fenced. To one side there is a range of trees and shrubs with raised borders and steps down to a patio area and a pathway which leads to a wood store an external oil-fired boiler. Also within this area is a useful garden shed.

Services

We are advised that the property is connected to mains water, mains electricity and mains drainage with oil-fired central heating. Please note none of the installations have been tested.

Council Tax Band

Powys County Council Band "F".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye proceed out of the town on the B43450 in a south-westerly direction towards Brecon. On leaving the 30mph limit turn left towards Llanigon. Proceed through Llanigon, Fforddlas and Tregoyd where the next village is Velindre. Proceed passed the village hall (on the right) and take the second turning left where the property will be found on the corner on the left-hand side.

W3W reference:

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Viewing and Contact Number

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

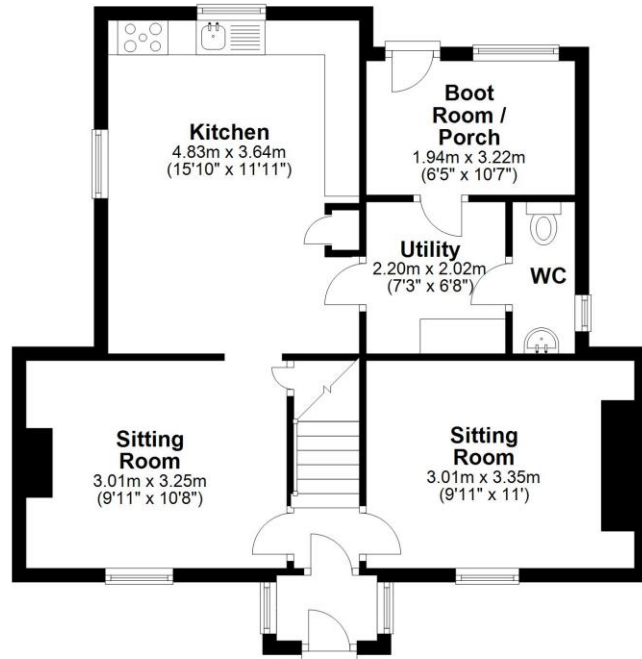
Out of hours contact:

Harry Aldrich-Blake 07717 410757



Ground Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

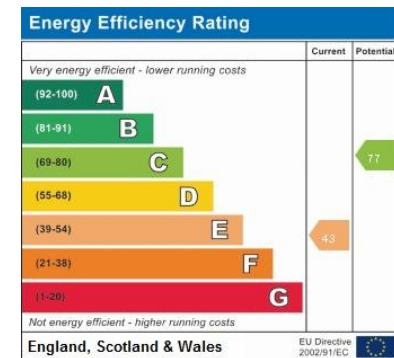
Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.