



18 Beeches Park, Boughrood, Brecon, Powys, LD3 0YJ

 **Sunderlands**
Residential Rural Commercial



18 Beeches Park
Boughrood
Brecon
Powys
LD3 0YJ

Summary of features:-

- A detached modern house
- Generous three bed accommodation
- Pleasant gardens to the front and rear
- Garage / workshop and parking
- Found on an excellent and mature development

Hay-on-Wye 8 miles
Brecon 10 miles
Abergavenny 22 miles

Description

18 Beeches Park is a delightful, well-presented and modern house found on a popular residential area on the edge of Boughrood village.

Situation

The villages of Boughrood and Llyswen straddle the River Wye with the A470 passing through the village of Llyswen. Nearby facilities in Boughrood include a village store and a church. Further facilities are found within walking distance over the river in Llyswen where there is a petrol station, a primary school, village hall, a café, two public houses and a church. Overall, this is a thriving community with lots of recreational activities.

The market towns of Brecon and Hay-on-Wye are both approximately a twenty-minute drive away, both of which have a wide range of services and facilities.

The nearest railway station is located at Abergavenny (23 miles) and the nearest motorway link to the M4 can be found at Newport (42 miles). Hereford station is approximately a 50 minute drive away.

The Accommodation

The property is entered through the front door into a porch with space for hanging coats and a cloakroom with w.c to the left-hand side.

Continuing into the hallway there is a sitting room to the left-hand side with a window to the front and a feature fireplace.

An archway leads into the dining room with a further set of double doors leading to the conservatory which looks out over the garden.

The kitchen features a range of fitted wall and base units and a breakfast bar. There is a built-in hob and oven, a double circular sink, plumbing for a dishwasher and a window to the rear aspect.

A doorway leads through to the utility room which also has a circular sink along with plumbing for freestanding appliances, a door to the outside and a door into the boiler room which houses the oil-fired boiler and gives access to the garage.

From the hallway, a staircase leads to the first-floor landing providing access to all three bedrooms, two of which are considered double in proportion and one single.

The family bathroom has a panel bath with a shower over, w.c, inset wash basin, and a window to the rear.

Outside

The property is approached from the development road into a driveway area with parking for two vehicles and access to the garage which has an electric roller door, power & lighting. The garage can also be accessed through a door in the boiler room.

A pathway leads through a door to the rear of the property which is panel fences and features a patio, level lawn and floral borders.

There is also a garden shed with power and lighting.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and oil-fired central heating. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council "E".

Tenure

Freehold with vacant possession upon completion.

Directions

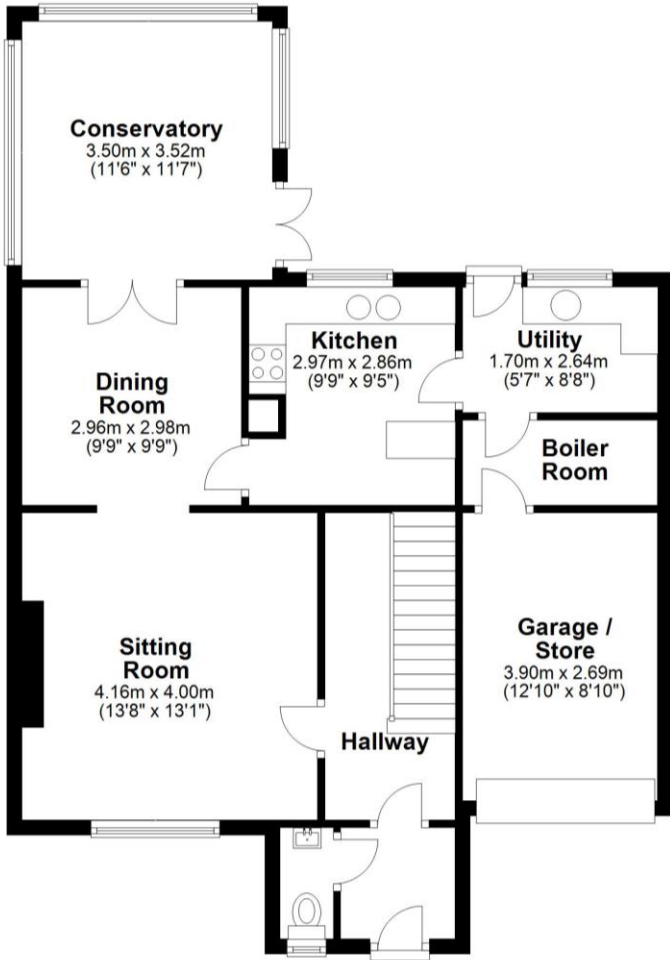
From Hay-on-Wye take the B4350 towards Glasbury-on-Wye continue through and proceed onto the A438. On passing through Three Cocks turn right where signposted to Builth Wells on the A479 and continue to the roundabout taking the second exit right and continue into the village of Llyswen. Just before leaving Llyswen take the right hand turning (adjacent to the Bridge Inn public house) over the river bridge and into Boughrood. Continue past the village stores and past the turning to Station Road and take the next left-hand turn into Beeches Park. Proceed along the development road and take the second turning on the left-hand side and No 18 will be found at the end on the right-hand side, as indicated by the agent's For Sale Board.

What3Words Reference -

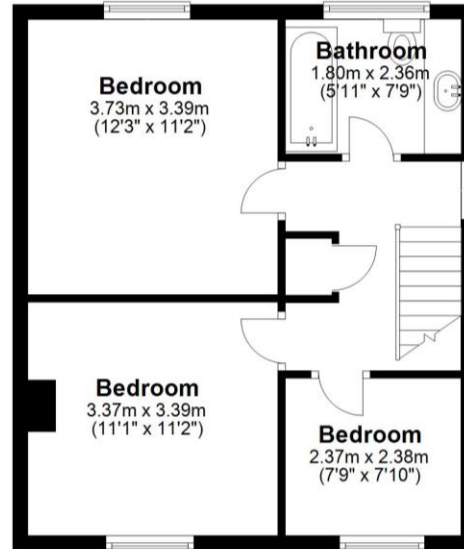
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Ground Floor



First Floor



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

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

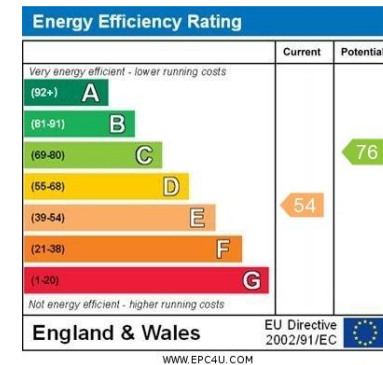
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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.