



Dan Y Cefn Fawr Libanus, Brecon, Powys, LD3 8EH



Sunderlands
Residential Rural Commercial



**Dan Y Cefn Fawr Libanus
Brecon
Powys
LD3 8EH**

Summary of Features

- A beautiful three-bedroom house
- Stunning views across the Brecon Beacons
- Generous accommodation
- Large gardens, parking and a garage

Guide Price £440,000

Introduction

Dan Y Cefn Fawr represents a beautiful three-bedroom semi-detached house found in the heart of Brecon Beacons National Park. Blessed with an abundance of charm and character, this property exhibits all the characteristics to make it a wonderful family home. The property is set in generous grounds with a detached garage and parking and sits in a position affording it stunning panoramic views across the Brecon Beacons.

Location

Dan Y Cefn Fawr is found in an excellent location set just 1.5 miles outside of the popular market town of Brecon, and a short two-minute drive from the small village of Libanus.

The cathedral town of Brecon provides all the main facilities and services one would expect, including a large range of shops, supermarkets, public houses and restaurants, a medical practice, dental surgery, post office and both primary and secondary education including private independent education at Christ College. From Brecon there are excellent road networks providing links to the capital and the M4. The popular Welsh border town of Hay-on-Wye, world famous for its secondhand bookshops and host to the Hay Literary Festival, is only a short drive away.

Accommodation

Set out over two floors, Dan Y Cefn Fawr offers spacious and versatile accommodation.

The ground floor reception rooms prove to be very spacious consisting of a kitchen with newly fitted units, a large living room, additional sitting room, useful boot room and a downstairs W.C. together with a large conservatory which enjoys spectacular southernly views across the Brecon Beacons. Upstairs, the property provides for plentiful family accommodation consisting of four bedrooms, one of which is a master with en-suite, a family bathroom and expansive landing area.

Ground Floor

Boot Room 1.65m x 3.05m max
Downstairs WC 1.12m x 2.18m
Kitchen 3.69m x 3.59m max
Hallway 1.36m x 4.90m
Front Porch 1.63 m x 2.06m
Sitting Room 4.05m x 3.93m max
Living Room 6.39m x 5.67m
Conservatory 6.68m x 2.72m

First Floor

Landing
Master Bedroom 5.66m x 3.83m
En-Suite 1.62m x 1.62m
Bathroom 2.22m x 2.78m
Bedroom 2 5.62m x 3.59 max
Bedroom 3 3.38m max x 3.36 max

Outside

The property is accessed via a private driveway passing along the back of the residence. The garden, which extends to the west and south, has a significant lawn area, well defined boundaries and again enjoys the most wonderful views of the Brecon Beacons and over neighboring farmland. Almost immediately to the side of the residence is a detached garage measuring approximately 21.3m² which is served with electricity and water.

Tenure

Freehold with vacant possession upon completion.

Services

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

Mode of Sale

Dan Y Cefn Fawr is being offered for sale by Private Treaty.

Money Laundering

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

Council Tax Band

Powys County Council Band "G".

Inconsistency

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

Town and Country Planning

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Boundaries, Roads and Fences

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

Misrepresentations Act

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars).

Interested prospective purchasers are recommended to obtain an independent survey report on this property.

Important Notice

Tenure

Freehold



Directions

rightmove
find your happy

Zoopa.co.uk
Smarter property search



Sunderlands

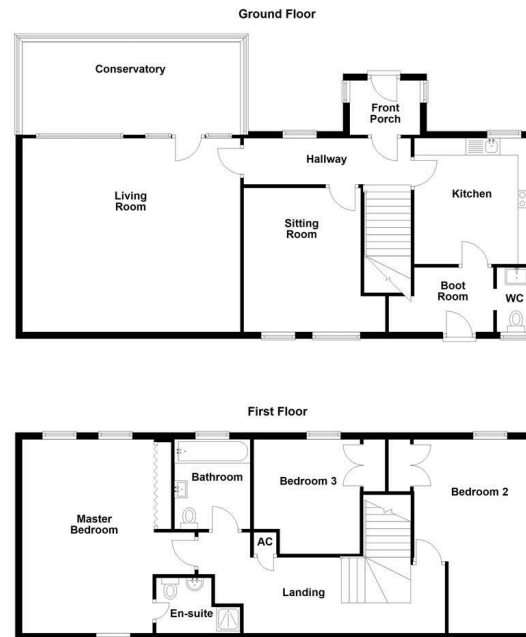
Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk



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

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.