



Austenwood, Gwyn's Ploc, Painscatle, Builth Wells, LD2 3JL



Sunderlands
Residential Rural Commercial



**Austenwood
Gwyn's Ploc
Painscastle
Builth Wells
LD2 3JL**

Summary of features:

- A beautifully presented modern detached house
- Exceptionally well-appointed accommodation
- Found on an exclusive development in the popular village of Painscastle
- Generous corner plot location
- Found close to Hay-on-Wye

**Hay-on-Wye 5½ miles
Brecon 20 miles
Hereford 26 miles**

Description

Austenwood is a characterful and modern house found on an exclusive development in the popular village of Painscastle.

The property is generously appointed and offers well-proportioned four-bedroom accommodation with beautiful views over the surrounding countryside and particularly of the castle.

Location

Painscastle, which is a lively village with regular social events, has a public house and a village hall and is found close to Hay-on-Wye.

Hay-on-Wye is well known as the town of books and offers an excellent range of services and amenities including independent boutiques shops, a variety of public houses, hotels and small restaurants as well as medical practice, dental surgery, cinema and a library.

The town is also found at the foothills of the Black Mountains which provides a wide range of recreational activities.

Primary school education is found in the vilage of Clyro as well as in Hay and secondary education is provided by Gwernyfed High School at Three Cocks.

Accommodation

The property is entered though the front porch into the hallway which features a large understairs storage area, solid oak flooring and a downstairs cloakroom with w.c. and wash basin.

Immediately to the right is the dining room with a large window looking out over the front garden.

From the hallway, a door to the left gives access to the spacious sitting room which also has windows to the front as well as a sliding door which leads to the conservatory. The room is bursting with character with its feature brick fireplace, woodburning stove and exposed beams creating a wonderful space for relaxing or entertaining.

The original kitchen which features the same solid oak flooring as the hallway, has been replaced since the property was first built in 2002 and now offers a gorgeous open plan living space which is well-equipped with a wide range of granite work surfaces, generously fitted kitchen units, a five-ring electric hob with an extractor hood, an integral dishwasher, a large integral fridge and separate freezer and an eye level double oven. There is also ample space for a dining table taking in the views beyond the rear garden.

Next to the kitchen is a utility room with plumbing for a washing machine, a drainer sink, oil boiler and a door leading out to the side boot room/porch.

Connecting the kitchen and dining room is a conservatory with a set of double doors out to the garden terrace, views out over the village and a wood burning stove.



From the hallway, a staircase leads to the first-floor landing, which gives access to all four of the spacious bedrooms and the family bathroom. The master suite has a range of fitted wardrobes and an en-suite shower with w.c. and wash basin. There are three further double bedrooms, one of which has been fitted as a study with shelving and cupboard storage. The family bathroom has a side-fill bath, a sperate shower cubicle, wash basin and w.c.

There is also a large loft area which is partly boarded with loft ladder access.



Outside

The property is approached from the village road into the exclusive development roadway. This property has two driveways, one of which leads to the double garage which also has a parking and turning area. The garage (4.90m x 5.43m), has been partitioned into two sections with electric doors, a rear access and a wood store lean-to. There are also two garden sheds for additional storage.

The main garden to the rear features a stone patio with areas of level lawns and a mixture of floral and herbaceous borders.

A gate leads around the side of the property to the path at the front of the house and a large open garden with a delightful lavender pathway, level lawns and the tarmac driveway leading to the front door.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys County Council Band "F".

Services

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

Directions

Proceed out of the town on the B4351 to Clyro, at the 'T' junction with the filling station turn right and then immediately left into Clyro village and continue on the lane up the hill taking the first turning left to Painscastle. At the junction, continue straight on towards the village hall, and the entrance to Gwyn's Ploc is found on the left-hand side with Austenwood being first on the left-hand side.

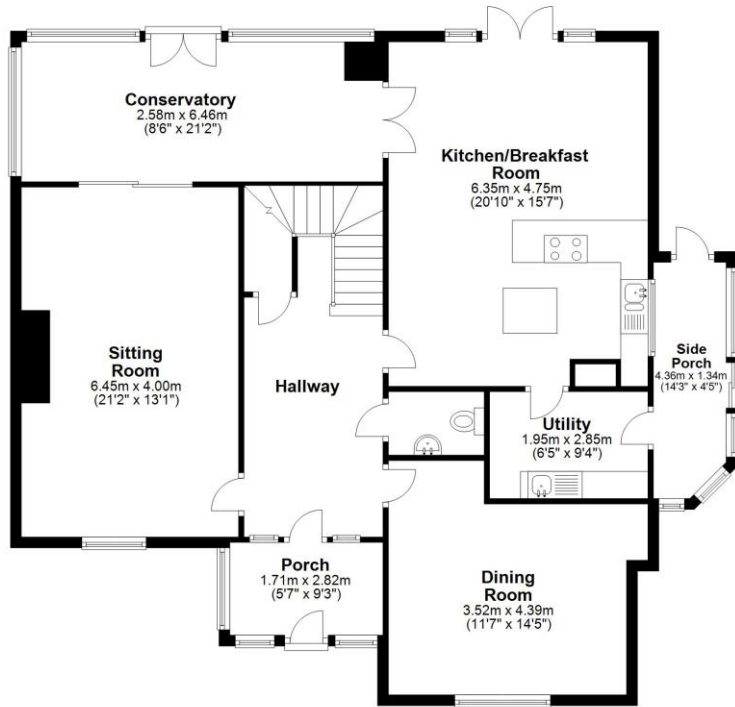
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Ground Floor

Approx. 135.1 sq. metres (1454.6 sq. feet)



First Floor

Approx. 85.9 sq. metres (924.9 sq. feet)



Total area: approx. 221.1 sq. metres (2379.4 sq. feet)

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

Viewing by appointment through Sunderlands

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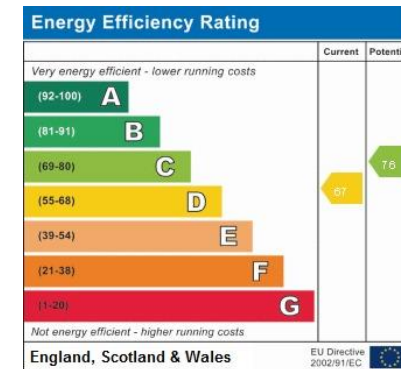
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