



3 New Street, Bronllys Road, Talgarth, Brecon, LD3 0AH



Sunderlands
Residential Rural Commercial



**3 New Street
Bronllys Road
Talgarth
Brecon
LD3 0AH**

Summary of features:-

- A detached two-bedroom mid terrace cottage
- Beautifully presented, recently renovated
- Extended downstairs accommodation
- Found in the heart of Talgarth
- Guide Price 189,000

**Hay-on-Wye 8 miles
Brecon 9 miles
Abergavenny 18 miles**

Description

3 New Street is a recently refurbished mid-terrace cottage offering two bed accommodation in the heart of the popular market town of Talgarth.

Situation

The property is situated in the historic market town of Talgarth at the foothills of the Brecon Beacons and within the Bannau Brycheniog National Park.

Talgarth offers a good range of facilities including a primary school, medical practice, Co-op supermarket, newsagents and butchers along with several cafes and public houses.

The Old Mill has recently been refurbished and is a popular tourist attraction all year round.

The larger towns of Hay-on-Wye and Brecon 8 and 9 miles away respectively offer a further extensive range of facilities and services.

Located within the Brecon Beacons National Park, the area offers an abundance of beautiful countryside, stunning views and extensive opportunities for outdoor leisure activities.

The Accommodation

The property is entered through the front door into generous sitting room with a fitted electric fire and an understairs

cupboard. A doorway to the rear opens into the kitchen extension which has a range of fitted units, an electric oven and hob and a stainless-steel sink. There is space and plumbing for a washing machine and a dish washer along with space for a tall fridge freezer. To one side there is a useful storage cupboard which also houses the gas-fired boiler. A further door opens from the kitchen out into the garden.

From the sitting room, a staircase leads to the first-floor landing giving access to both bedrooms and a bathroom. The main bedroom is considered double in proportion and the second is a single.

There is also family bathroom featuring a panel bath with a shower over, a wash-hand basin and W.C.

Outside

From the kitchen, the door leads out to the beautifully presented garden with a paved area to the rear and a garden shed.

The main area of the garden is laid to level lawn with floral borders either side and a delightful pond water feature with a bridge over to a further area of lawn.

A right of way does exist across the back of the garden for the benefit of the neighbour.

Council Tax Band

Powys County Council "B".

Services

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

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, head in a westerly direction towards Brecon on the B3450 continuing through Glasbury-on-Wye and Three Cocks. Just before leaving Three Cocks take the left-hand turn onto the A4078 (signposted to Talgarth). Continue along this road into the 20mph speed limit and then turn left onto Hay Road.

Just past the veterinary surgery on the left-hand side is new street where the property will be found on the right-hand side.

What3words -

[///stray.templates.converged](https://www.what3words.com/stray.templates.converged)

Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

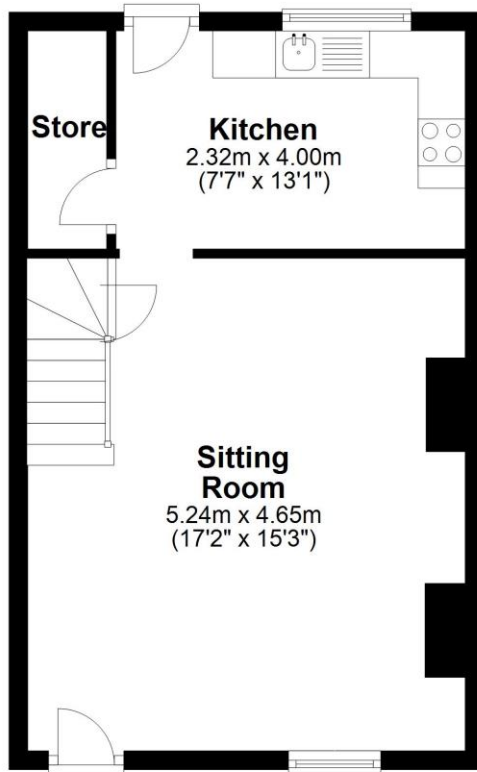
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

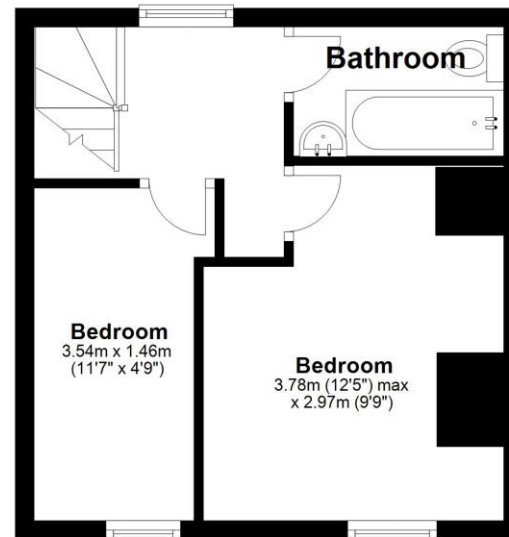
Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C		
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.