



5 Black Mountain View, Velindre, Brecon, Powys, LD3 0SZ



Sunderlands
Residential Rural Commercial



5 Black Mountain View
Velindre
Brecon
Powys
LD3 0SZ

Summary of features:-

- A modern, detached house
- Generously proportioned four bed accommodation
- Found in a delightful rural village
- Close to Hay-on-Wye

Glasbury 3 miles
Hay-on-Wye 6 miles
Hereford 28 miles

Description

5 Black Mountain View is a delightful modern house in good decorative order throughout and offering spacious four bedroomed accommodation.

The property is located in a popular village just a short distance from Hay-on-Wye.

Situation

The property is situated in Velindre which is a delightful village with a village hall found close to Hay-on-Wye.

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 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

The property is entered through the front door into the hallway which continues through to the rear where a door gives access to the garden.

Immediately to the right is the dining room with a window to the front and double

doors leading into the sitting room.

The sitting room has a further set of double doors giving access to the garden, a feature fireplace and a door which leads back to the hallway.

The kitchen is found on the left of the hallway and is a generous space offering a range of base and wall-mounted units with wooden doors, a stainless-steel sink and space for an electric range cooker, a tall fridge/freezer and a kitchen table. There is also a window to the front and an opening which gives access to a utility room with plumbing for a washing machine, space for a tumble dryer and a window to the rear. An integral door gives access to the garage.

In the hallway a door gives access to a downstairs W.C and a staircase leads to the first-floor landing.

On the first floor there are four double bedrooms with the master bedroom having the benefit of an en-suite shower room.

There is also a family bathroom with corner bath, shower, W.C., wash-hand basin and a window to the side and a useful study room.

Outside

To the front of the house is a lawned area and a driveway to the garage, which houses the oil-fired boiler, has an up and over door to the front and a pedestrian door to the side.

To the rear of the property there is a patio and a pebble-edged lawn with a raised deck area to the rear of the lawn all of which enjoys a southerly aspect.

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 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.

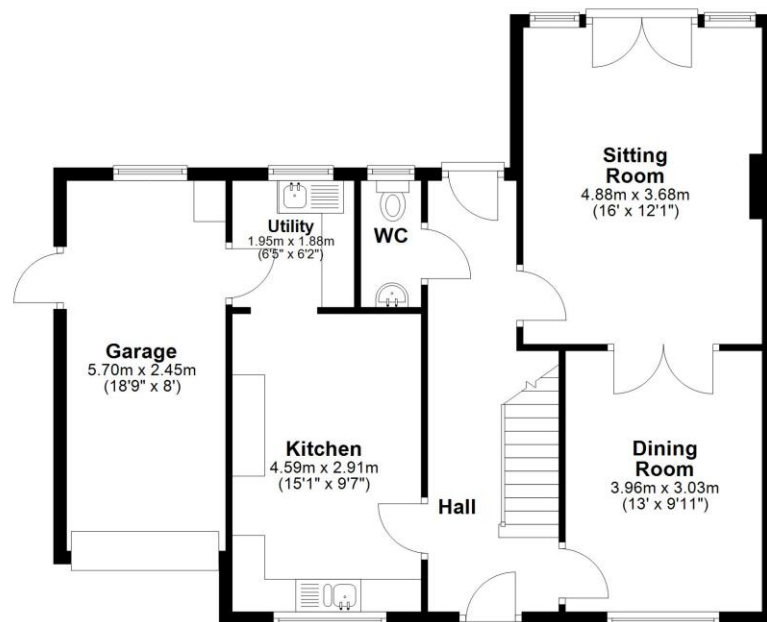
On entering the village, look for the village hall on the right and take the turn to the right where the entrance to Black Mountain View will be found immediately on the left-hand side with the property located on the left.

What3Words Ref –

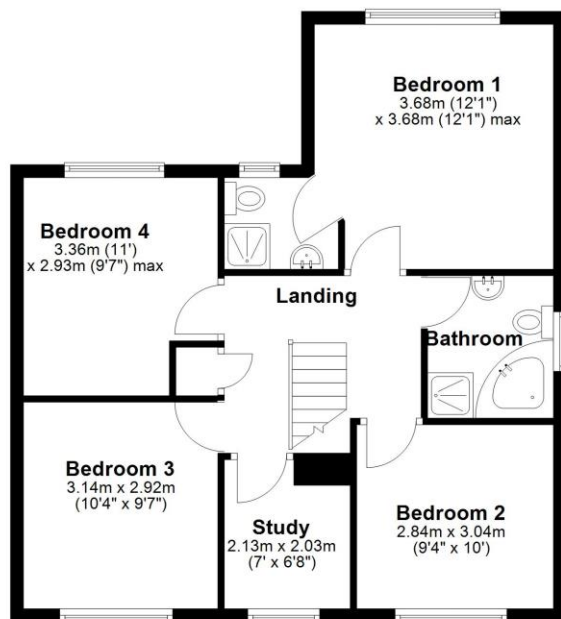
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Ground Floor
Approx. 77.2 sq. metres (831.0 sq. feet)



First Floor
Approx. 62.5 sq. metres (673.1 sq. feet)



Viewing by appointment through Sunderlands

Hay-on-Wye Branch

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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

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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		
69-80	C		
55-68	D	67	78
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.