



Porth-y-Felin, Boughrood, Brecon, Powys, LD3 0YD



Porth-y-Felin
Boughrood
Brecon
Powys
LD3 0YD

Summary of features:-

- A delightful detached house
- Generous accommodation with ample parking
- With enclosed garden and ample offroad parking
- Found in an excellent location in the Upper Wye Valley

Hay-on-Wye 8 miles
Brecon 9½ miles
Builth Wells 11½ miles

Description

Porth-y-Felin is a beautiful, detached house constructed in 2008. The property provides generous three bed accommodation with an exceptional reception room bursting with character. This spacious house is light, airy and found in an excellent location.

Situation

The villages of Boughrood and Llysven straddle the River Wye with the A470 passing through the village of Llysven. Nearby facilities in Boughrood include a village store and a church. Further facilities are found within walking distance over the river in Llysven 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

Upon entering the property, you are welcomed into a bright and airy hallway, setting the tone for the rest of this thoughtfully designed home. The hallway benefits from both an understairs

cupboard and a cloak cupboard, providing excellent storage solutions from the outset.

To the right, a door leads into the **exceptional sitting room** - a stunning, light-filled space with windows to the front, two sets of double doors opening to the rear garden, and overhead skylights. A vaulted ceiling, wooden flooring, and striking feature beams combine to create a sense of both grandeur and comfort in this truly impressive living area.

Opposite the sitting room, you'll find the **spacious kitchen**, which offers ample work surfaces along with a range of fitted cupboards and drawers. The room is dual-aspect with windows to the front and side and features a range of integrated appliances including an eye-level oven and hob, fridge/freezer, and dishwasher—ideal for modern living and entertaining.

A door from the kitchen leads through to the **utility room**, which provides further practicality with plumbing for a washing machine, space for a tumble dryer, and a convenient external door to the parking area. The utility also houses a separate W.C. and connects back through to the main hallway.

The ground floor also offers a generous **double bedroom suite**, complete with two windows allowing for plenty of natural light and a well-appointed **en-suite shower room**. The en-suite features a fully enclosed shower cubicle, close-coupled W.C., and wash-hand basin, with plumbing in place for the future addition of a bath if desired.





From the hallway, a staircase rises to the **galleried first-floor landing**, a bright and spacious area with double doors opening onto a balcony—perfect for enjoying the far-reaching views beyond. The upper level comprises two further **double bedrooms**, one of which benefits from fitted wardrobes, along with a **family bathroom** and additional storage cupboard. The bathroom is tastefully fitted with a panelled bath (with mixer tap and shower head), a separate shower cubicle, close-coupled W.C., and wash-hand basin.

Outside

The property enjoys a **fully enclosed garden** with a paved patio—an ideal spot for outdoor dining and relaxation. The garden offers lovely views over the **River Wye**, creating a peaceful and picturesque setting. To the side, a **private parking area** provides ample space for several vehicles and is conveniently accessed from the village road.

Services

We are advised that the property is connected to mains water, mains electricity, private drainage and ground source heating. Please note the services or service installations have not been tested.

Agents Note

The agents declare that a member of Sunderlands staff has a family interest in this property.

Council Tax Band

Powys County Council Band F

Tenure

Freehold with vacant possession upon completion.

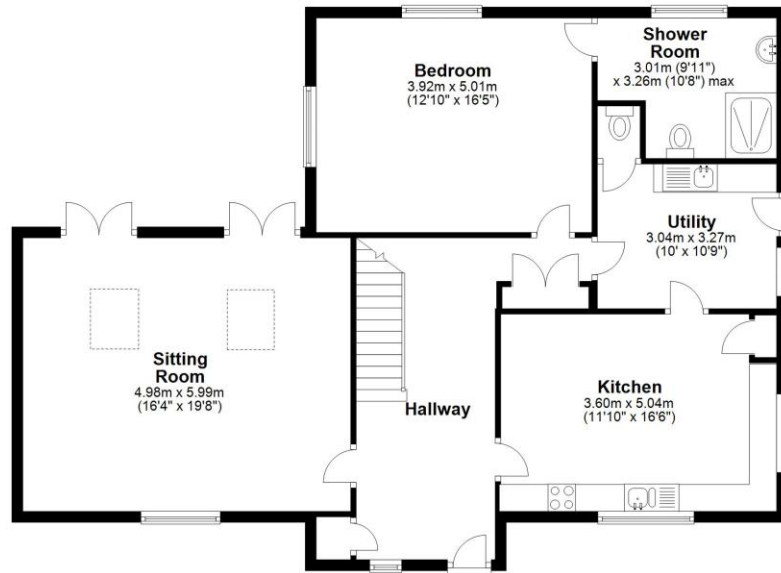
Directions

From Hay-on-Wye take the B4350 towards Brecon. Continue to Glasbury-on-Wye and then continue on the A438, signposted towards Brecon. Passing through Three Cocks take the right-hand turn, signposted to Builth Wells on the A4079 and continue to the roundabout. Take the second exit which is signposted to Builth Wells and continue into the village of Llyswen. Proceed through Llyswen and adjacent to The Bridge Inn public house turn right and continue over the bridge into Boughrood village. The property is found on the right-hand side immediately past the village shop as indicated by the agents For Sale board.

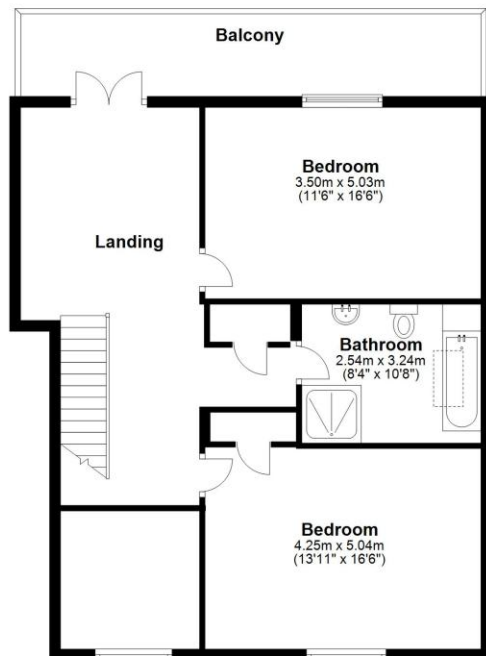
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Ground Floor



First Floor



Total area: approx. 184.7 sq. metres (1988.1 sq. feet)

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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Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	79
55-68 D		
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.