

2, Westfields

Talgarth, Brecon, Powys, LD3 0HG



INTRODUCTION

Situated close to the charming market town of Talgarth, this well-presented three-bedroom semi-detached home offers generous living space, practical features, and a convenient location close to local amenities. The property includes three comfortable bedrooms, along with a shower room on both the ground and first floors, offering flexibility and everyday convenience for family life. A light and welcoming living area leads to a well-proportioned kitchen and dining space. Outside, the home benefits from front and rear gardens, providing plenty of room for children to play or for entertaining outdoors. Off-road parking adds further practicality and ease.



LOCATION

Located just a short stroll from Talgarth's wide range of amenities, residents can enjoy a small supermarket, local pubs and restaurants, a butcher, newsagent, doctor's surgery, and a primary school — all within easy reach. Surrounded by the beautiful Brecon Beacons National Park, Talgarth offers a wonderful balance of community living and countryside charm.



ACCOMMODATION

Upon entering the property through the front door, you are welcomed into an inviting entrance hall. To the left lies the spacious living room, featuring a gas fireplace and dual-aspect windows to the front and rear, providing an abundance of natural light throughout the day.

To the right of the hallway is the kitchen, fitted with a range of matching wall and base units, offering ample storage and workspace. The kitchen includes space for a cooker, a sink with drainer, understairs storage, and a useful pantry area, with a window overlooking the front of the property.

A door from the kitchen leads to a shower room with wash basin, and continues through to a rear entrance porch, which provides access to a separate W.C. and an external door leading out to the rear of the property.

A staircase from the entrance hall rises to the first-floor landing, which benefits from a window with views over the rear garden. To the right-hand side is Bedroom One, a bright double room with windows to the front and side elevations, and Bedroom Three, which features built-in wardrobe space and a rear-facing window overlooking the garden.

To the left of the landing is a family shower room with wash hand basin and W.C., along with Bedroom Two, a well-proportioned room benefiting from fitted wardrobe space and a window to the front aspect.





OUTSIDE

To the front of the property, a pedestrian gate opens onto a pathway leading to the front door, bordered by attractive, low-maintenance gravelled areas on either side.

Double gates to the side provide access to the driveway, offering convenient off-road parking.

From the driveway, there is pedestrian access to the rear of the property, where you will find a pleasant patio area and additional low-maintenance gravelled space — ideal for outdoor seating or container planting.

SERVICES

The property is connected to mains electric, mains gas, mains water and mains drainage. Please note that the services or service installations have not been tested.

COUNCIL TAX BAND

Powys County Council Band “C”

TENURE

Freehold with vacant possession upon completion.

MOBILE & INTERNET CONNECTIONS

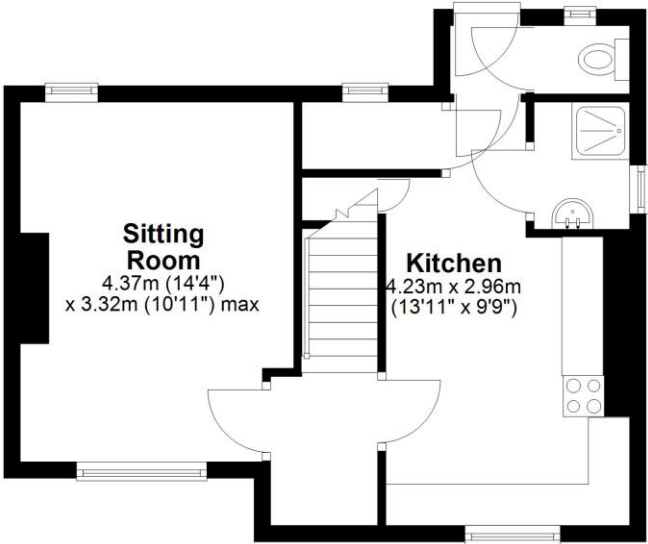
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MONEY LAUNDERING

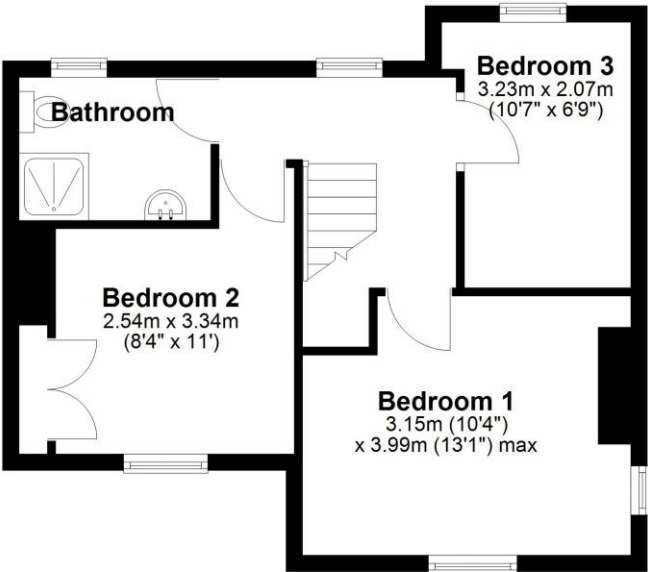
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 inclusive of VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Ground Floor



First Floor



Total area: approx. 78.9 sq. metres (849.8 sq. feet)

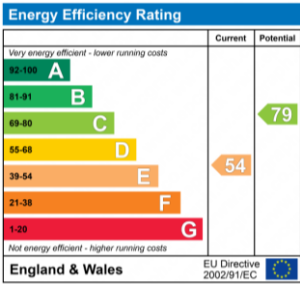
Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

DIRECTIONS

From Hay-on-Wye take the B4350 in a south westerly direction towards Brecon and continue to Glasbury-on-Wye. Once in Glasbury continue on the same main road which turns into the A438 and continue through the village of Three Cocks and on towards Bronllys. At the roundabout take the first exit into Talgarth and continue along the road until you reach the New Inn Gurka Restaurant then take the first right-hand turn into Westfields where the property will be found 2nd on the left hand side as indicated by the agents for sale board.

What3words Ref//acoustics.seagull.accented

ENERGY PERFORMANCE RATING



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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.



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