



8 Glanllyn, Cradoc, Brecon, Powys, LD3 9LR





**8 Glanllyn  
Cradoc  
Brecon  
Powys  
LD3 9LR**

Summary of features:-

- A modern semi-detached house
- Three bedrooms, sitting room, kitchen and conservatory
- Delightful rural views
- Popular village close to Brecon

**Brecon 2 miles  
Hay-on-Wye 18 miles  
Abergavenny 23 miles**

### Description

8 Glanllyn is a modern semi-detached house offering three-bedroomed accommodation with a sitting room, conservatory, kitchen, utility area and downstairs W.C.

### Situation

The property is found in the desirable village of Cradoc which is just a few minutes from Brecon (just over 2 miles). Cradoc itself has a village school and a golf course with the closest services being found in the popular market town of Brecon.

Brecon is just a few miles away offering a comprehensive range of leisure and shopping facilities, as well as supermarkets, coffee shops, a leisure complex, a theatre and cinema.

The area is known for its beautiful scenery and extensive outdoor activity opportunities, with Brecon itself being within the Brecon Beacons National Park.

### The Accommodation

Entering the property from the side door into a porch, there is an oil-fired boiler and a door to the left-hand side leading into an inner hallway.

In the inner hall there is a downstairs W.C. and a small room equipped with plumbing for a washing machine and a doorway on the right which leads into the generous sitting room.

From the sitting room a set of double doors give access to the conservatory offering the opportunity to take advantage of the fabulous views.

The kitchen is well-equipped with a good range of fitted wall and base units and worktop space, a five-ring gas hob (bottle gas), an electric oven and plumbing for a dishwasher.

From the sitting room a door leads to a second hallway with a door to the outside and a staircase leading to the first-floor landing.

On the first floor there are three bedrooms, two of which are considered double in proportion and one single. Both double bedrooms also have the benefit of fitted wardrobes and bedroom's one and three take advantage of the fabulous views.

There is also a recently installed shower room featuring a large shower cubicle with glass screen, a push button W.C. and a wash-hand basin.

### Outside

The property is approached via a path and up some steps through the well-stocked terraced garden to the front of the property.

There is a patio area immediately to the front of the house and a pathway leads round to the rear where there is a further paved area and a garden shed.

## Council Tax Band

Powys County Council "D".

## Services

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

## Tenure

Freehold with vacant possession upon completion.

## Directions

From the centre of Brecon and adjacent to the westerly end of Ship Street, turn Northwest onto the Avenue, signposted for Cradoc and continue onto the Cradoc Road.

Continue along this lane all the way to Cradoc itself and continue on through the village, where the school will be found on the left-hand side and the property will be found on the right as indicated by the agents for sale board.

What3words - ///overjoyed.lives.hogs

## Viewing and Contact Details

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

Contact tel: 01874 640840

Office opening hours:

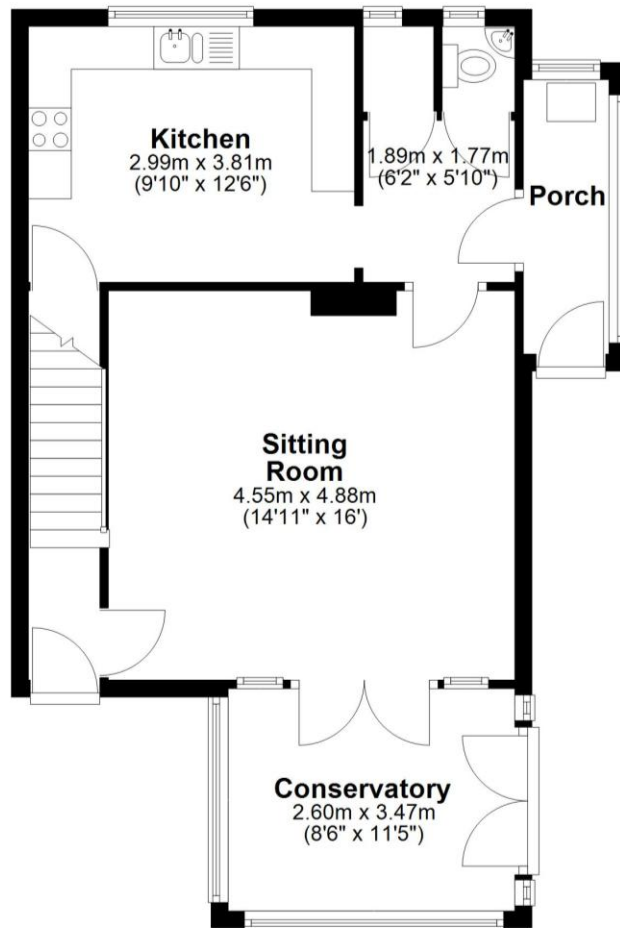
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

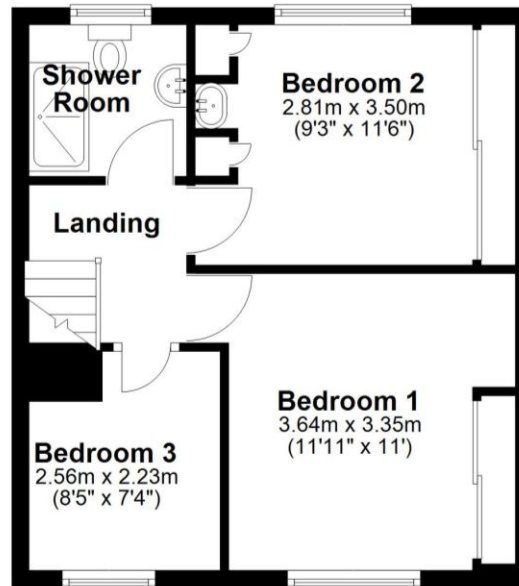
Darren Thomas – 07984 384687



## Ground Floor



## First Floor



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

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](http://www.sunderlands.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.