



Golwg-Y-Mynydd, Talachddu, Brecon, Powys. LD3 0UG





Golwg-Y-Mynydd
Talachddu
Brecon
Powys
LD3 OUG

Summary of features

- A superb 33.66 acre smallholding with stunning panoramic & south facing views towards the Black Mountains and Brecon Beacons
- A detached & spacious 2 Bedroom residence with potential for extension
- A large & versatile modern steel portal framed building
- Ideal equestrian property
- Stunning location. Viewing highly recommended

Brecon 5 miles
Hay-on-Wye 12 miles
Builth Wells 17 miles
Abergavenny 23 miles

Description

Golwg-Y-Mynydd is nestled in the heart of the Breconshire countryside in an elevated position overlooking the hamlet of Felinfach. The property offers some of the most stunning and panoramic views towards the Black Mountains and Brecon Beacons. The sale of this property represents an exciting opportunity to acquire a rural residence that has the benefit of 33.66 acres of land together with a superb purpose built steel building. The potential that this property offers both in terms of lifestyle and business is endless and is an opportunity not to be missed.

Location

Talachddu is located only 2 miles from the popular village of Felinfach, just off the main A470 trunk road. Felinfach is a quite hamlet that has the benefit of two public houses to include the renowned Griffin. Brecon is the closest market town and offers an excellent range of services and facilities and is located within The Brecon Beacons National Park which offers a wide range of leisure and recreational activities. The famous Book Town of Hay-on-Wye is only a short drive away which also offers a host of facilities.





Accommodation

Golwg-Y-Mynydd offers very spacious accommodation and whilst currently only 2 bedroom the property offers significant potential to be extended into a substantial four-bedroom residence or three bedroom with a re-arrangement of the current layout. The current occupiers gained permission to extend the property on its western gable and much of the plumbing works have already been designed for such an extension.



On the ground floor there is a spacious kitchen with separate dining room and living room.

Briefly the accommodation comprises:

Kitchen 2.76m x 5.79m with tiled floor

Hallway 2.12m x 3.64m

Dining Room 3.93m x 3.59m with tiled floor

Lounge 3.61m x 6.82m with wood burner and stone surround

Downstairs W.C 0.99m x 1.18m

Hallway/Landing 5.79m x 1.57m

Bedroom One 5.97m x 3.61m

Bedroom Two 4.71m x 3.16m with fitted cupboards

Bathroom 1.6m x 2.96m with handbasin, shower and w.c

Coal House 1.80m x 1.70m

Single Garage 2.88m x 4.83m



Outside

The property is accessed via a private driveway off a council maintained road and offers a significant area of parking to the rear of the residence. To the front of the property is a raised lawned area and an ancillary storage building that could be converted into a beautiful sunroom to take advantage of the superb views.

A particular feature of the property is the large purpose built modern portal framed building. The building has the benefit of a concrete floor throughout and lighting. The building lends itself to a host of potential uses to include equestrian, agricultural, storage or light industrial.

Modern Portal Frame Shed (4 bays x 5 bays) 22.74m x 18.31m with concrete flooring throughout

The Land

The land extends to a considerable 33.66 acres which largely comprises a block of grazing pasture which is situated directly in front of the homestead. The land is split into conveniently sized enclosures and has the benefit of good roadside access on its eastern boundary.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys County Council Band "E".

Services

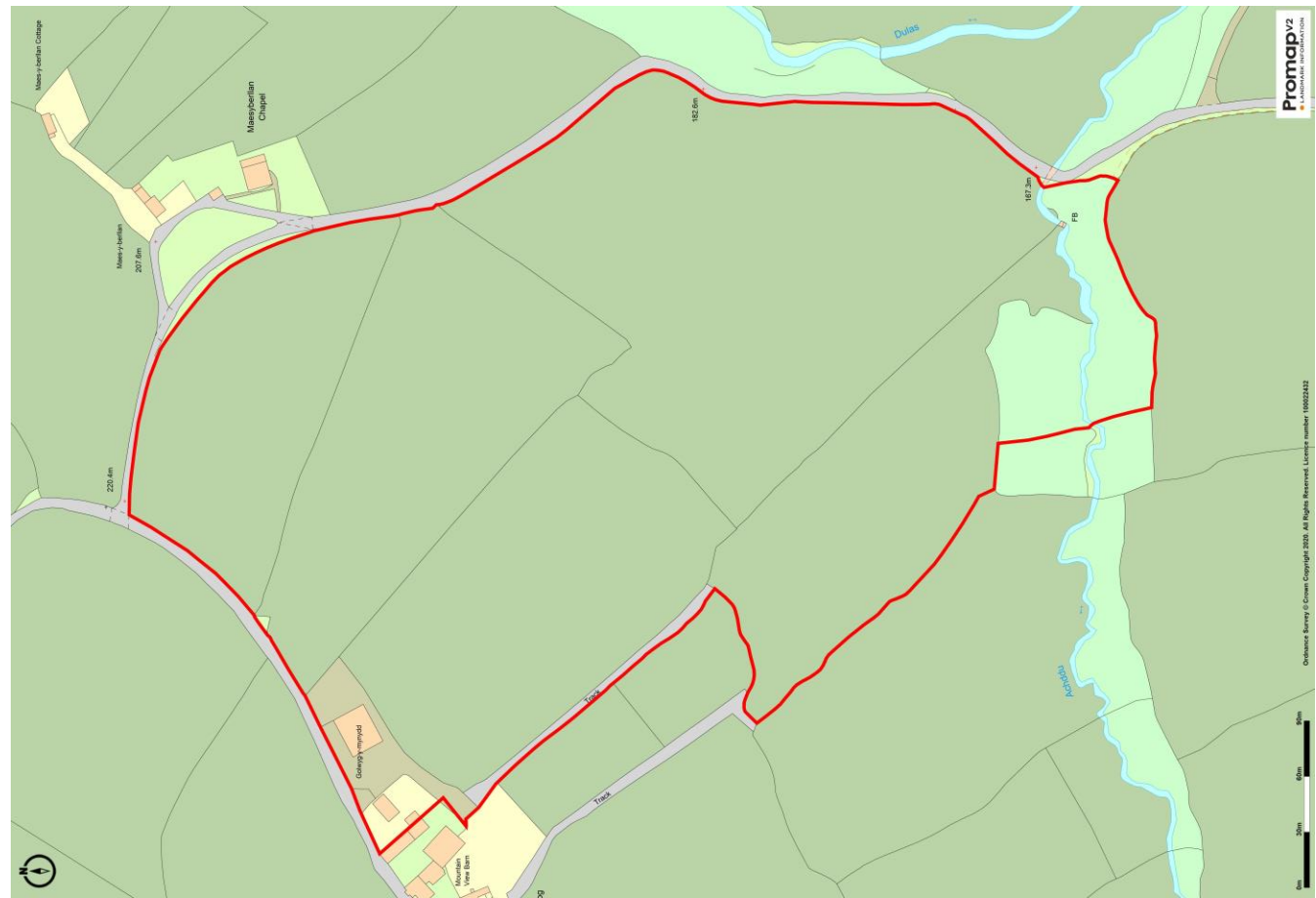
Mains electricity, mains water and private drainage. Oil central heating.



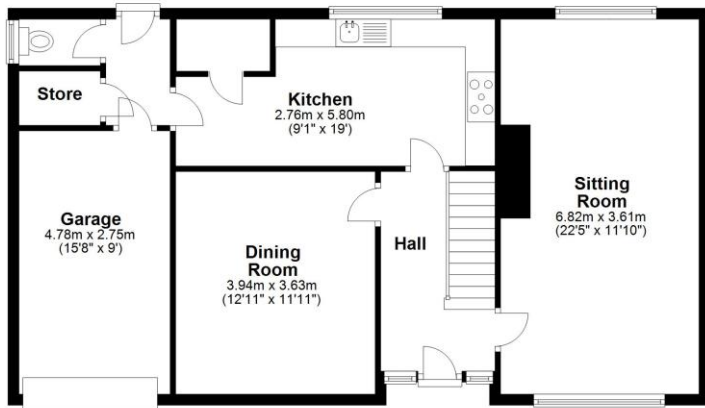
Viewing **STRICTLY** by appointment through Sunderlands – COVID-19 Health guidelines to be strictly observed

Hay-on-Wye Branch – Mon-Fri 9.00-5.00pm
 3 Pavement House, The Pavement,
 Hay on Wye, Herefordshire HR3 5BU
 Tel: 01497 822522
 Email: hay@sunderlands.co.uk

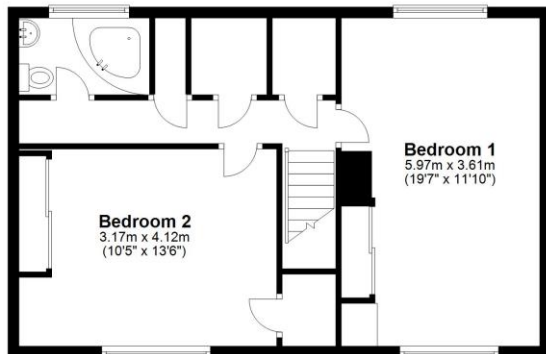
Out of hours contact:
 Harry Aldrich-Blake 07717 410757
 Matthew Nicholls 07811 521267
www.sunderlands.co.uk



Ground Floor



First Floor



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

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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