

# Windycote

Llyswen, Brecon, Powys LD3 0NG



**Windycote  
Llyswen  
Brecon  
Powys  
LD3 0NG**

- *Rural setting with no immediate neighbours*
- *Large garden with plenty of parking and garage*
- *Great views of the Black Mountains and Mynydd Troed*
- *Just 8 miles from Brecon and 1.5 miles from Llyswen*
- *A classic 1960's home with character*

**Brecon 8 miles  
Abergavenny 20 miles  
Hereford 29 miles**



## INTRODUCTION

This handsome 1960s family home enjoys far-reaching views towards the Black Mountains. Rich in character, it retains original features including wood block parquet flooring. The accommodation offers three well-proportioned bedrooms, a light-filled open-plan kitchen/dining room and a welcoming sitting room with bay window. Set within delightful gardens with parking, garage and workshop. Ideally located between Hay-on-Wye and Brecon, close to the village of Llyswen.

## LOCATION

Windycote is situated in a pleasant rural setting, just 1.5 miles from the popular Wye Valley village of Llyswen. Set one field back from the A470, the property enjoys a convenient position while benefiting from excellent access to the local road network.

A small lane running alongside the property leads to Brechfa Common, a charming area of open countryside ideal for walking and outdoor pursuits. Nearby towns include Talgarth, Brecon and Hay-on-Wye, all offering a good range of amenities, while Abergavenny, approximately 20 miles away, provides a mainline rail connection.



## ACCOMMODATION

A traditional storm porch provides a fitting entrance, opening into a spacious reception hall featuring attractive wood block flooring, useful cloak storage, and stairs rising to the first floor.

To the left lies the heart of the home — a charming sitting room with wood-burning stove, parquet flooring, and a beautiful bay window offering panoramic views across rolling farmland to the Black Mountains beyond.

The open-plan kitchen/dining room offers an excellent space for modern family living and entertaining. The kitchen is fitted with an extensive range of units, incorporating a double oven, electric hob, and built-in fridge, while sliding patio doors open directly onto the garden. The dining area provides ample room for family gatherings and social occasions.

To the rear of the property is an inner hallway with WC and a large utility room, fitted with built-in cupboards, a single bowl sink, housing the oil-fired boiler, and providing space for a washing machine.

The first-floor landing leads to three bedrooms, comprising two generous double rooms and a third smaller double. One bedroom benefits from a vanity wash basin, while another offers an extensive range of fitted wardrobes. Two of the bedrooms enjoy particularly impressive views towards the Black Mountains.

Completing the accommodation is the family bathroom, fitted with a panelled bath and over-bath electric shower, wash hand basin, and a separate WC.







## OUTSIDE

Windycote stands within a generous garden plot, bordered on three sides by open farmland, creating a wonderful sense of space and privacy.

A sweeping driveway provides ample parking and a turning area, leading to the garage, with a useful workshop area located to the rear.

The gardens are beautifully maintained and thoughtfully arranged, featuring a wide variety of mature shrubs, flowering plants, fruit trees, and expansive lawned areas. A patio seating area is perfectly positioned to take full advantage of the outstanding countryside views — an ideal spot for outdoor dining or simply enjoying the setting.



## SERVICES

The property is connected to mains water, mains electricity and septic tank drainage. Oil fired heating. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Band "G"

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## ANTI MONEY LAUNDERING CHECKS

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 £15 + 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.

## DIRECTIONS

What3Words: ///cascade.guides.growth

## NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) A  |                            |           |
| (81-91) B  |                            |           |
| (69-80) C  |                            |           |
| (55-68) D  | 58                         | 68        |
| (39-54) E  |                            |           |
| (21-38) F  |                            |           |
| (1-20) G   |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| England & Wales                                    | EU Directive<br>2002/91/EC |           |

WWW.EPC4U.COM



### Windycote, Brecon, LD3

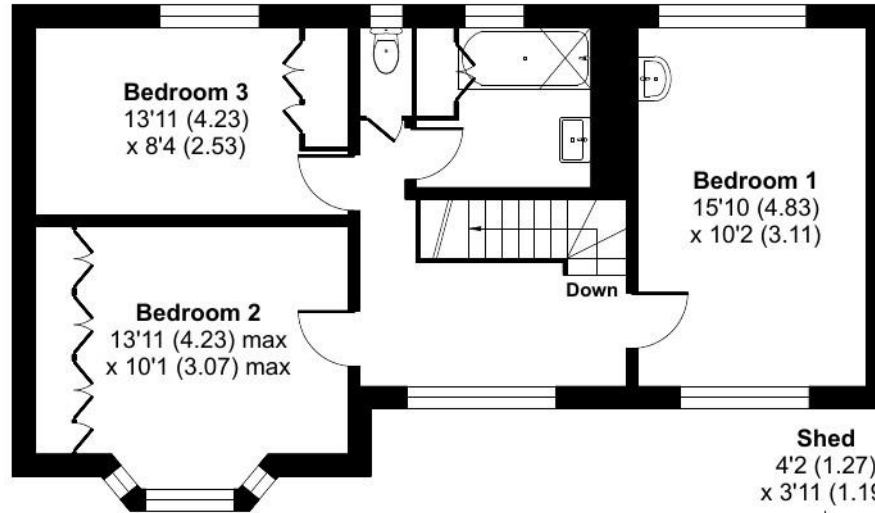
Approximate Area = 1442 sq ft / 134 sq m

Garage = 411 sq ft / 38.2 sq m

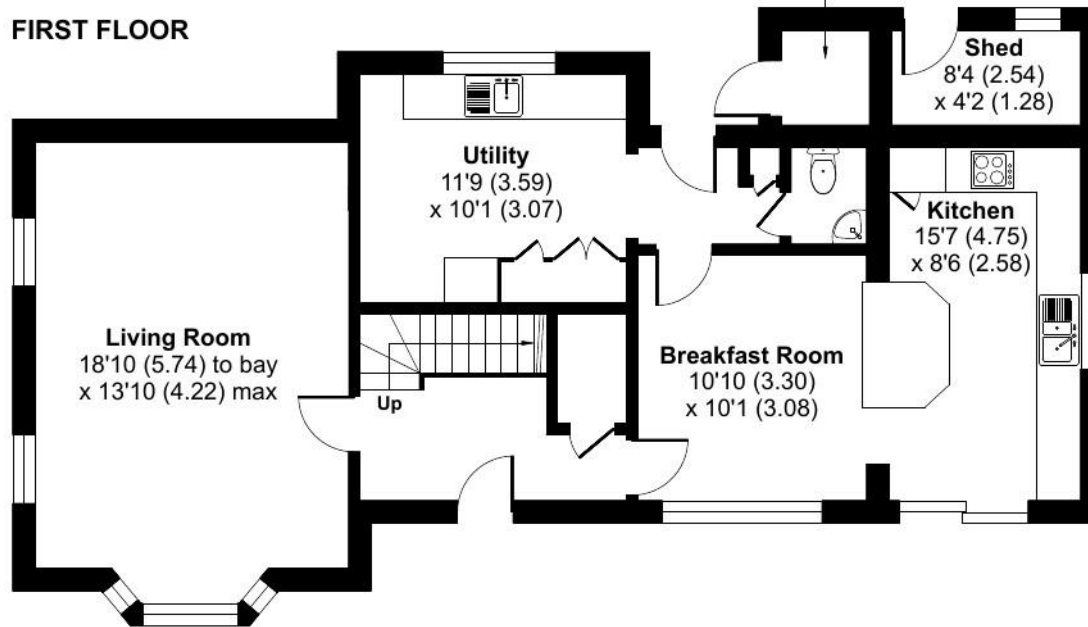
Outbuildings = 51 sq ft / 4.7 sq m

Total = 1904 sq ft / 176.9 sq m

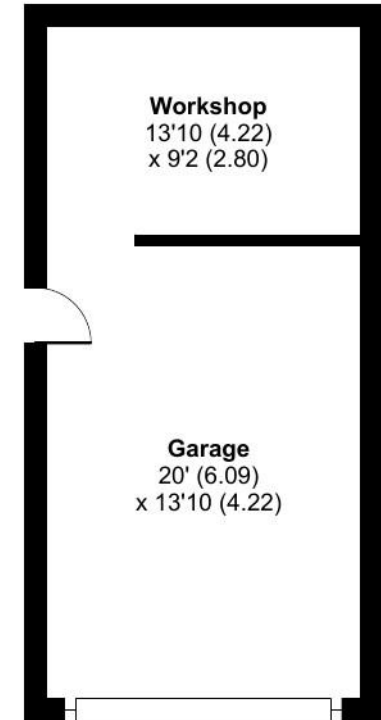
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Darren Thomas  
01874 640840  
d.thomas@sunderlands.co.uk