



8 Brookfield, Three Cocks, Brecon, LD3 0SQ



**Sunderlands**  
Residential Rural Commercial





**8 Brookfield  
Three Cocks  
Brecon  
LD3 0SQ**

### Summary of Features

- An impressive and beautifully presented modern family home
- Four generous bedrooms, two bathrooms, two reception rooms, and a stylish modern kitchen.
- With ample parking and landscaped gardens providing both privacy and charm
- Perfectly placed for modern living in a sought-after location

**Price Guide £525,000**

#### Location

No. 8 enjoys a private position within a quiet cul-de-sac of similarly styled homes, just off the main Brecon to Hereford road. The friendly community of Three Cocks offers excellent local amenities, including an award-winning garden centre, Swernyfed High School, and a welcoming pub and restaurant. The nearby market town of Talgarth (2 miles) provides everyday essentials, while Brecon (11 miles) and Hay-on-Wye (5 miles) offer a superb range of shops, cafés, and restaurants. Surrounded by stunning countryside, with walks along the Wye Valley and into the Black Mountains, this is the perfect location for those who love the outdoors.

#### Accommodation

The spacious hallway creates a welcoming first impression, featuring modern wood-effect laminate flooring, a useful coats cupboard, and a convenient cloakroom/WC. To the left, the sitting room is a lovely, light-filled space with a continuation of the laminate flooring, an attractive feature fireplace with electric fire, and French doors opening onto the rear garden — perfect for relaxing or entertaining.

Glazed double doors connect through to the dining room, a versatile and sociable space ideal for family gatherings or dinner parties.

The kitchen offers an excellent range of fitted units arranged across three walls, incorporating a built-in fridge, dishwasher, double oven, and hob, with ample storage for everyday essentials. There's also room for a breakfast table, making this a true family hub of the home. A separate utility room provides additional workspace, housing the gas-fired boiler, space for a washing machine, and access to the rear garden.

The garage has been thoughtfully divided to create a useful office or gym alongside a separate storage area; the partition could easily be removed if required to reinstate full vehicle access.

Upstairs, a generous landing leads to four well-proportioned bedrooms — three comfortable doubles and a spacious single. Several rooms include built-in storage, while the principal bedroom benefits from its own en-suite shower room. A family bathroom completes the first-floor accommodation.

#### Outside

The property enjoys beautifully landscaped gardens, thoughtfully designed and filled with a wonderful selection of specimen trees, established shrubs, and colourful planting. With neatly kept lawns and a choice of seating areas, the garden offers a peaceful and private setting — a true haven for the keen gardener.

A greenhouse adds further appeal for those with green fingers, while the private driveway provides ample parking for several vehicles. The property is set within a quiet cul-de-sac, where additional on-road parking is available for guests if required.

#### Services

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

#### Tenure

Freehold with vacant possession upon completion.

#### Council Tax Band

Powys County Council Band "F"

#### Viewing & Contact Details

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

#### Mobile & Internet Connections

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.

#### 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

#### Tenure

Freehold





## Directions

rightmove  
find your happy

Zoopla.co.uk  
Smarter property search



### Sunderlands

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

#### Brookfield, Three Cocks, Brecon, LD3

Approximate Area = 2014 sq ft / 187.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. © ncbrecon 2025. Produced for Sunderlands. REF: 1374888

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