Gwalia Properties



53 Sunny Haven, Howey, Llandrindod Wells

£115,000



Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Introduction
Situated on an elevated plot within the popular Sunny Haven residential park, Number 53 enjoys attractive views towards the distant hills and offers well-proportioned, single-storey accommodation exclusively for the over 50s.

The property comprises two bedrooms, a separate study, shower room and a particularly spacious open-plan living, kitchen and dining area. Double glazing throughout and LPG central heating via a combi boiler provide additional comfort.

Accommodation
Open-Plan Living Room – 5.83m x 4.96m (19'2" x 16'3")

A delightful, light-filled living area featuring French doors and two additional picture windows, allowing natural light to flood the room whilst offering attractive views towards the surrounding countryside. The generous proportions provide ample space for comfortable seating and dining furniture.

Kitchen – 3.27m x 2.87m (10'9" x 9'5")

The kitchen forms part of the open-plan accommodation, offering a practical area for everyday cooking and food preparation.

Bedroom One – 3.81m x 2.88m (12'6" x 9'5")

A well-proportioned principal bedroom with space for bedroom furnishings.

Bedroom Two – 2.89m x 2.75m (9'6" x 9'0")

A comfortable second bedroom, suitable for guests or additional accommodation.

Study – 2.06m x 1.35m (6'9" x 4'5")

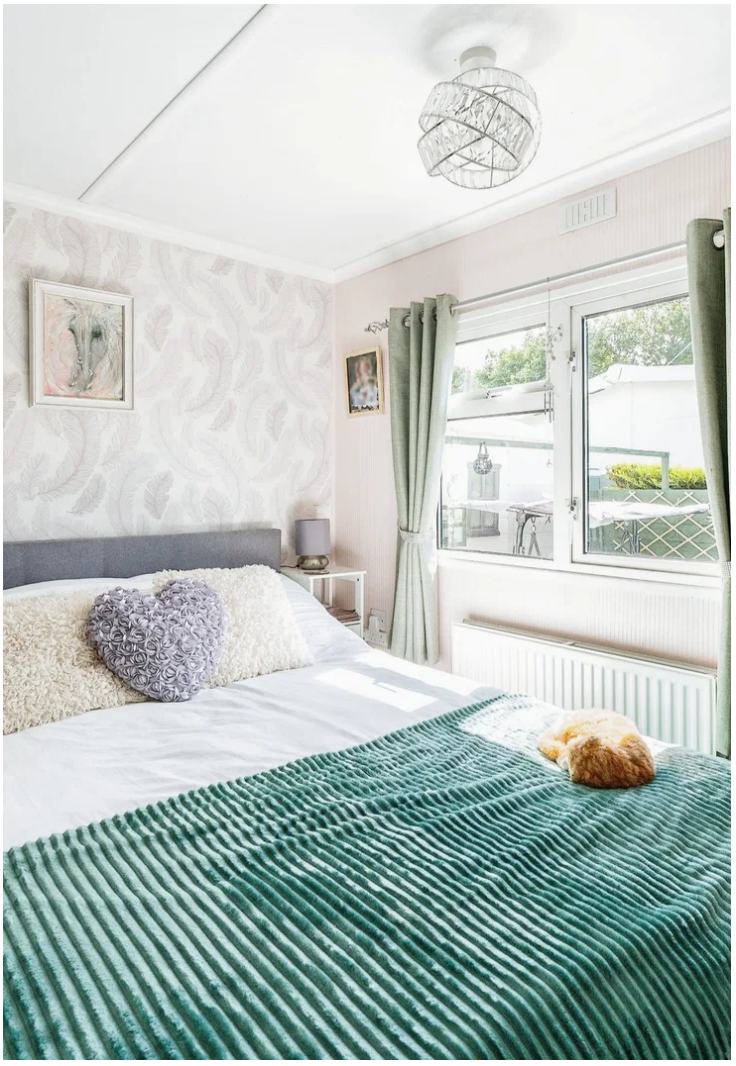
A useful additional room, ideal for use as a home office, hobby room or storage area.

Shower Room – 2.06m x 1.69m (6'9" x 5'7")

A conveniently positioned shower room accessed from the hallway.

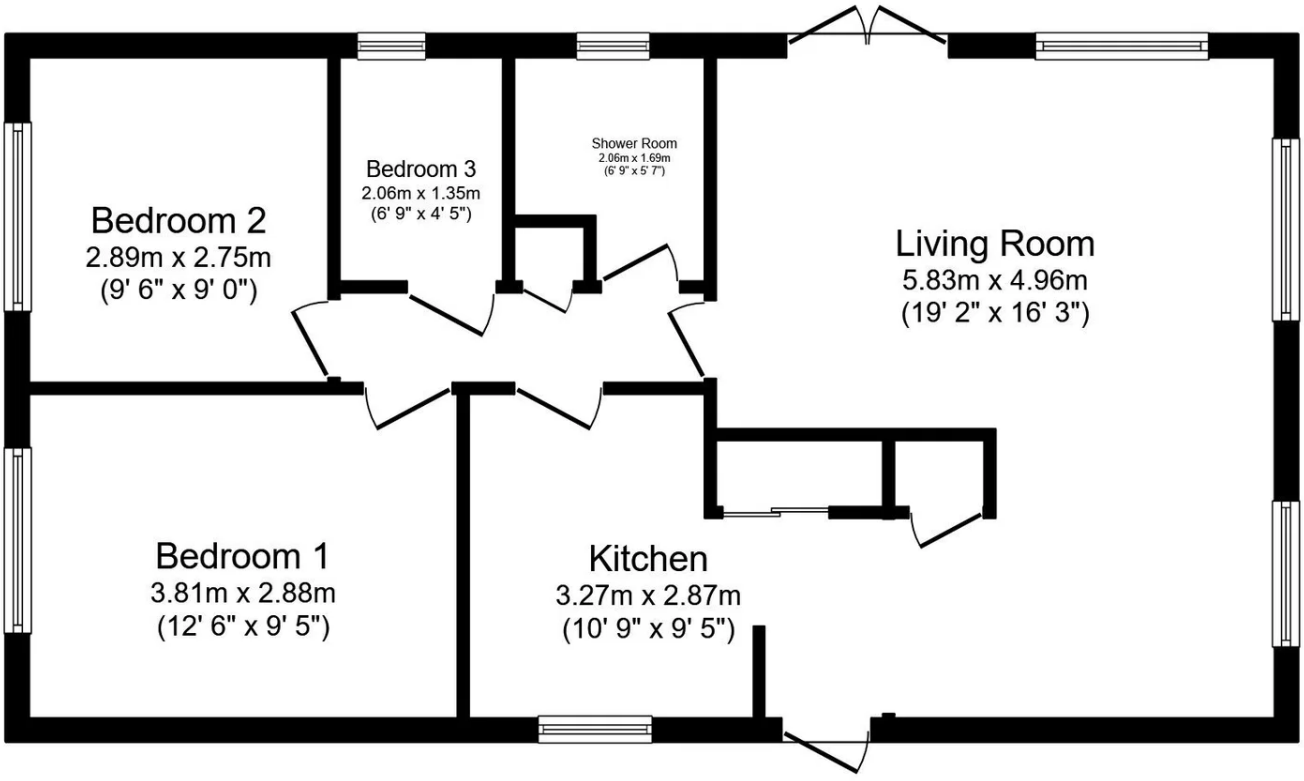
Outside
The property occupies an elevated plot with attractive views towards the distant hil











Total floor area 64.8 sq.m. (698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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