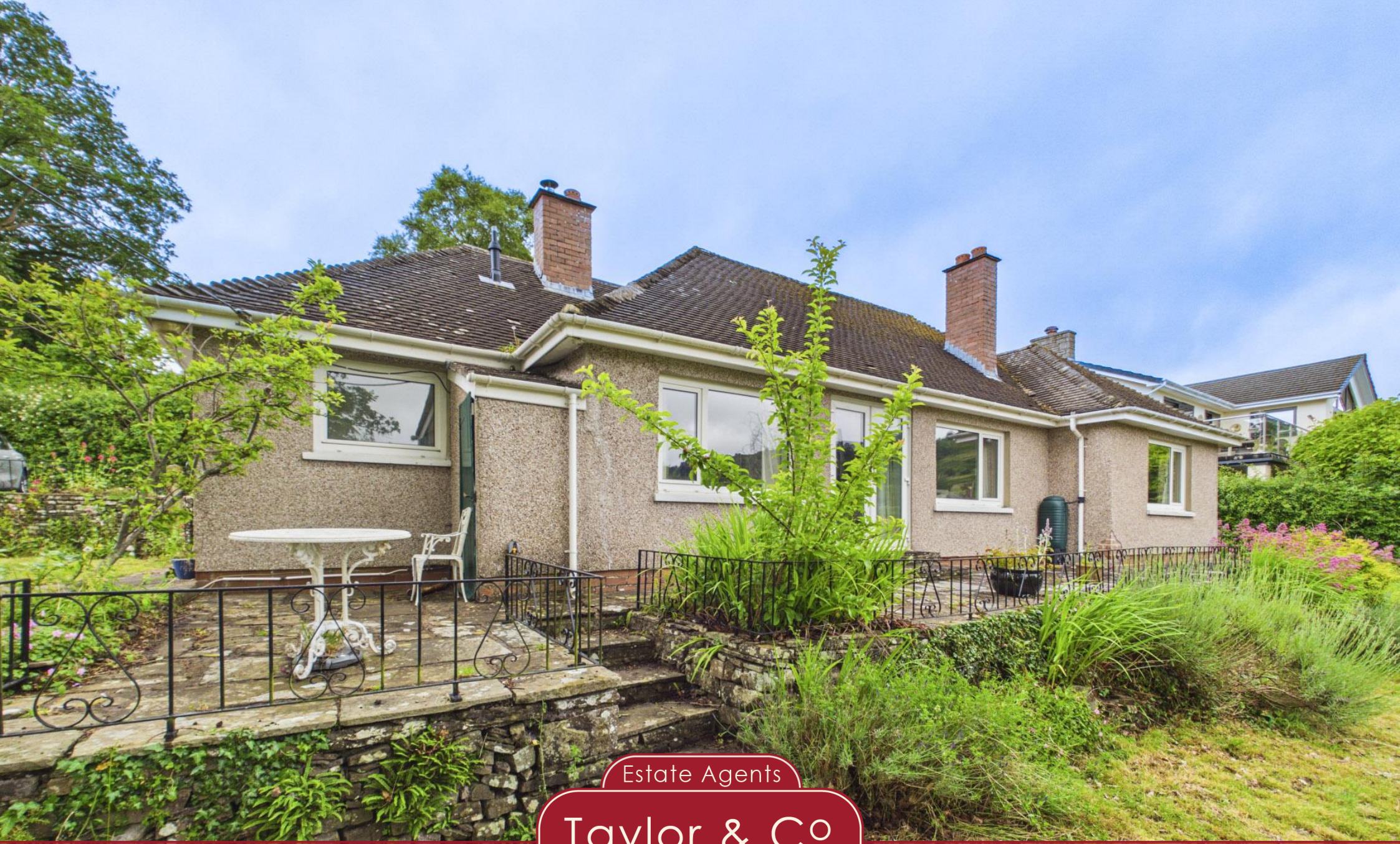


Estate Agents

Taylor & Co

Abergavenny

Darren Road

Bwlch, Brecon, Powys LD3 7RJ

Asking Price

£360,000

Darren Road

Bwlch, Brecon, Powys LD3 7RJ

Three bedroomed detached bungalow with superb views towards the Sugar Loaf | Situated in a no-through location in a small village setting
Generously appointed with a spacious open plan sitting / dining room with an exceptional outlook
Kitchen / breakfast room with integrated appliances | Utility room | Large modern shower suite
Gardens extending to circa 0.32 of an acre | Garage | Plenty of off road parking
Requiring some updating | NO FORWARD CHAIN

Taylor & Co are delighted to offer to the market this generously proportioned, traditionally constructed three bedroomed detached bungalow enjoying superb views from the rear of the property over the surrounding hillside towards Sugar Loaf Mountain to the east. This bungalow is situated along a small and quiet country lane within the Bannau Brycheiniog National Park and has been designed with a spacious open plan configuration with accommodation to include a covered open porch, reception hallway, a sitting room and dining room that both take full advantage of the wonderful view, a contemporary fitted kitchen / breakfast room and separate utility room, plus three bedrooms and a large modern shower room.

The property does require some updating and improvement but includes double glazing to windows and doors, oil central heating to radiators and generous off road parking facility plus a large single garage. The garden which in all totals about 0.32 acre, is a haven for gardeners and includes an extensive variety of mature flowers, shrubs and specimen trees.

SITUATION | The bungalow is in a no-through road within the small village of Bwlch amidst a backdrop of some of the most beautiful scenery the Bannau Brycheiniog National Park has to offer and is surrounded by the dramatic landscapes of Buckland Hill, Mynydd Llangorse, Mynydd Llangattock and Mynydd Llangynidr. The bungalow is within two miles of the larger village of Llangynidr, just across the Usk river which meanders through the valley to the south east and is home to a good range of rural facilities including a community primary school, active village hall, pub and restaurant, convenience store and petrol station.

Despite its rural location, the property is situated just off the main A40 link road and is within easy reach of the surrounding towns of Abergavenny (10 miles), Brecon (9 miles) and Crickhowell (6 miles) where a more diverse range of schooling, leisure and shopping facilities are available. Abergavenny also benefits from a railway station and has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London along with "A" routes for Monmouth, Hereford, and Cardiff.

ACCOMMODATION

The accommodation is planned over one floor as shown in brief below.

COMPRISING:
Open Porch
Hallway with storage cupboard
Sitting Room with patio door to the garden
Dining Room
Fitted kitchen with integrated appliances
Utility Room
Bedroom One with view to the rear
Bedroom Two with view to the front
Bedroom Three with view to the side
Shower Room & Outside Toilet

OUTSIDE

Accessed via a no-through road with natural stone boundary wall, behind which are mature flower and shrub beds along with a tarmacadam parking area and an adjoining

single garage. Stone steps lead down to a concrete/brick paved pathway that gives access to both sides of the property. At the rear is a large crazy paved, stone, patio that takes full advantage of the beautiful view with the remainder of the garden being terraced and partially landscaped with lawn, flower beds and specimen trees. There is a large garden storage shed, outside toilet, cold water tap, and 1300 litre oil storage tank.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Oil central heating, electric, mains water and private drainage.

Council Tax | Band F (Powys County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The agents are not aware of any restrictive covenants, but the property is within the National Park.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | According to Openreach, a fibre connection to the cabinet is available in this area.

Mobile network | According to Ofcom, EE and Three have good indoor coverage, 02 and Vodaphone advise variable outdoor.

Viewing Strictly by appointment with the Agents
T 01873 564424
E abergavenny@taylorandcoproperty.co.uk

Reference AB565











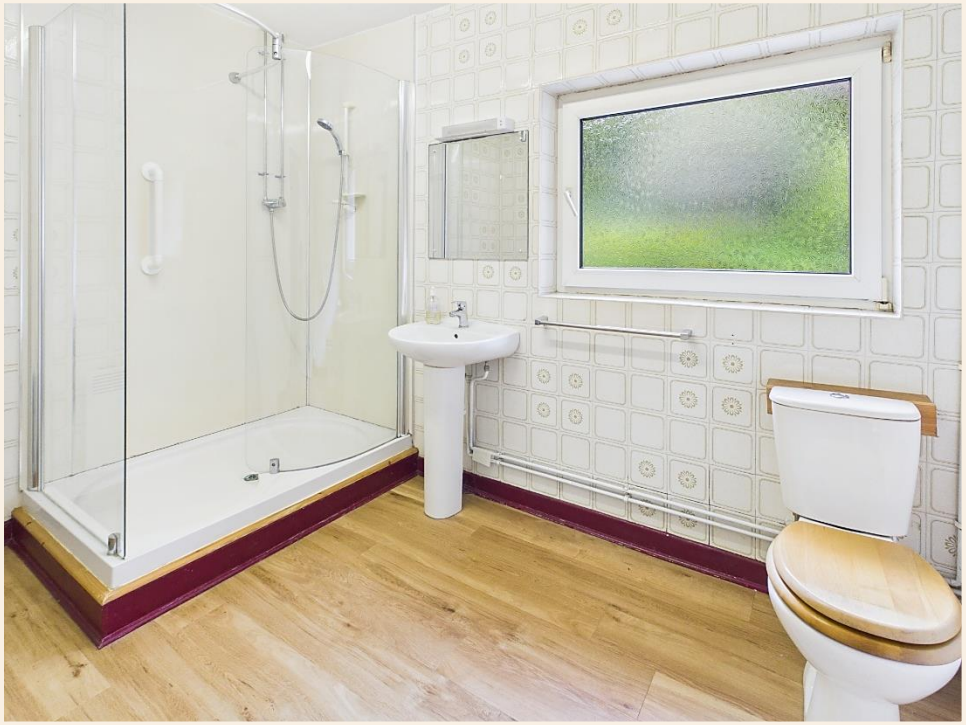








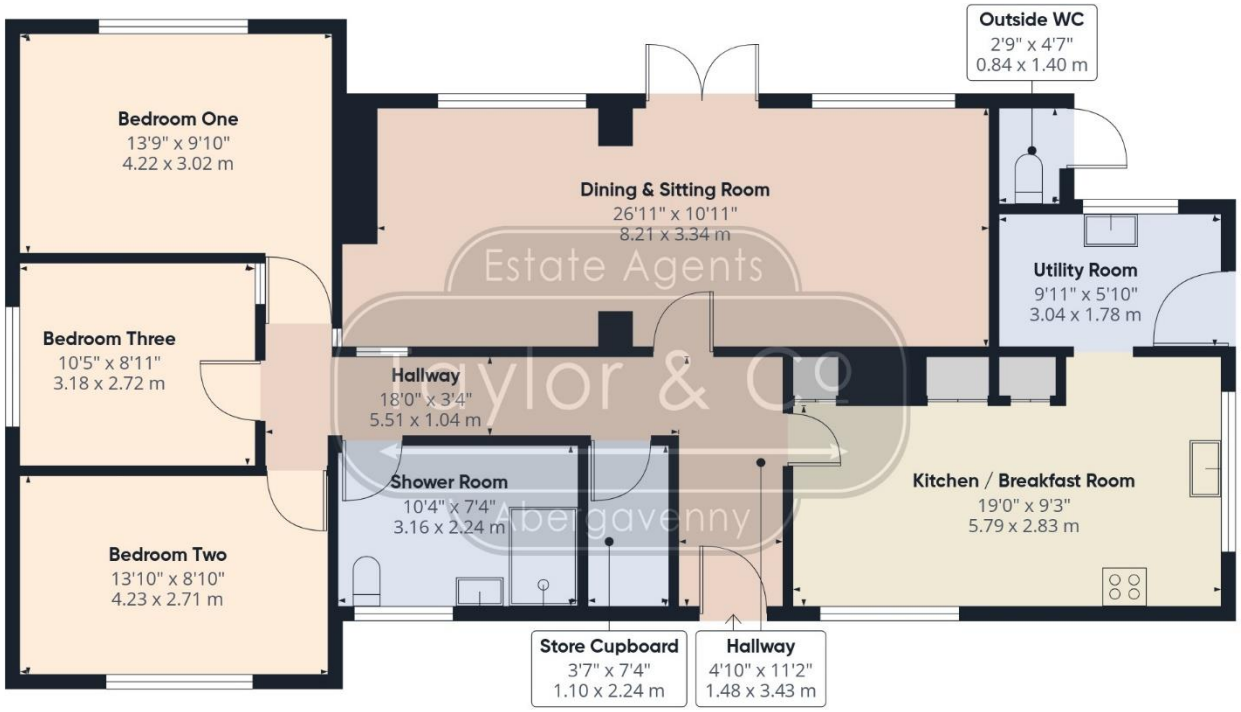






Floorplan

Estate Agents
Taylor & Co
Abergavenny



Floor 0



Approximate total area(1)

1378 ft²

128 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.