Gwalia Properties



12a Cortay Park, LLanyre, Llandrindod Wells, LD1 6DT

Guide Price £318,500



Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Situated in the desirable village of Llanyre, 12A Cortay Park is an attractive four-bedroom detached family home offering spacious and versatile accommodation, beautifully landscaped gardens, a garage and private driveway parking.

The property provides a wonderful balance of comfortable family living and village charm, with the amenities of Llandrindod Wells conveniently close by.

Ground Floor
An entrance porch opens into the welcoming hallway, providing access to the ground-floor accommodation.

The spacious living room features a wood-burning stove, creating a warm and inviting focal point, ideal for relaxing evenings. A separate dining room offers an excellent space for family meals and entertaining, leading through to the conservatory, which enjoys views over the garden.

The kitchen provides a practical space for everyday family living and is complemented by a separate utility room with internal access to the garage. A convenient ground-floor cloakroom completes the accommodation.

First Floor
Upstairs, the property offers four bedrooms, providing flexibility for family living, guests or those wishing to work from home.

The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms.

Gardens and Outside Space
The beautifully landscaped rear garden is a particularly appealing feature of the property, thoughtfully designed to provide an attractive yet relatively low-maintenance outdoor space.

A patio seating area beneath a pergola with established climbing plants creates a delightful setting for outdoor dining and entertaining. Additional features include a dedicated barbecue area, wooden greenhouse and established planting.

To the front, a driveway provides off-road parking for two vehicles, alongside a lawned garden and useful covered log storage. The property also benefits from an integral garage.

Location
Set within the peaceful village of Llanyre, 12A Cortay Park offers a relaxed rural lifestyle with the convenience of Llandrindod Wells close by.




WHAT'S
FOR
DINNER?







Gwalia Properties

The Gwalia Annexe Ithon Road Llandrindod Wells Powys LD1 6AS

01597 825644

mail@gwaliaproperties.co.uk

https://www.gwaliaproperties.co.uk/