



7 Springbank Close, Bwlch, Brecon, Powys, LD3 7SB



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Summary of features:-

- A delightful and beautifully presented detached house
- Far reaching southerly views
- Extensive 5/6 bed roomed accommodation completed to an excellent standard
- Found in a select development in this popular village

Crickhowell 5 ½ miles

Brecon 9 miles

Hay-on-Wye 16 ½ miles

Description

7 Springbank is a charming, modern house which has been comprehensively improved by the current owner. It offers spacious five/six bed accommodation with two en-suite shower rooms and three/four reception rooms on the ground floor, with beautiful views.

Location

Located in the heart of Bwlch, being in the Brecon Beacons National Park, and roughly mid-way between Brecon and Crickhowell. The location is surrounded by stunning countryside. The village of Llangynidr is close by offering village amenities including a petrol station, café, shop with a post office and a primary school. Llangorse is a short drive away which has a public house, primary school and is well known for leisure with the Llangorse Lake. Brecon is only 9 miles away and Crickhowell 5 ½ miles, both of which have primary and secondary education. The nearest train station is found at Abergavenny.

Accommodation

The property is entered through the front door into the well-proportioned hallway, with a ground floor bedroom/study on the left-hand side with a window to the front. Adjacent to the stairs there is a cloakroom with a generous cupboard with a W.C. and washbasin.

The play/TV room features a set of double doors looking out over the garden and to the views beyond.

The spacious kitchen is delightful, with fully fitted units, integral dishwasher, five-ring electric hob, two ovens, a double Belfast sink and windows also overlooking the stunning countryside.

Next to the kitchen is a utility room with plumbing for the washing machine, cupboards and a door to the outside.

From the hallway there is a door to the dining room with a window to the front and a further door leading into the light and airy sitting room with a window to the front and French doors to the rear again taking full advantage of the views.

On the first floor the main bedroom has windows to the front and rear, fitted bedroom furniture and an en-suite with walk-in shower, W.C. and washbasin. There are three further bedrooms, one of which also has an en-suite shower room with only one bedroom being of single proportion.

The main bathroom has a free-standing side fill bath, a walk-in shower, wash basin and W.C.

All the accommodation is finished to an exceptional standard throughout with recently fitted underfloor central heating system.

Outside

The driveway provides parking for several vehicles and has direct access into the garage (5.26m x 2.77m) which features an up and over door, a side pedestrian door, power and lighting.

The garden has been beautifully landscaped providing a low maintenance garden with artificial grass, generous paving and a glass balustrade.





Services

We are advised that the property is connected to mains water and electricity, private drainage and mains gas central heating. Please note the services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys County Council Band "G".

Directions

From Hay-on-Wye proceed along the B4350 in a southwesterly direction into Glasbury, continuing onto the A438. Continue to the roundabout at Bronllys and turn left on to the A79 towards Talgarth. Proceed through the town to the roundabout and continue on to the B4560 towards Llangorse passing through Trefecca and Llangorse village. From Llangorse continue along the B4560 through Cathedine to the junction with the A40 and turn left towards Crickhowell. Proceed over the hill and on the right-hand bend turn left into Tregraig Road and immediately turn right. Continue along this road all the way to the end where the property will be found at the end on the right-hand side.

What3WordsReference:

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Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

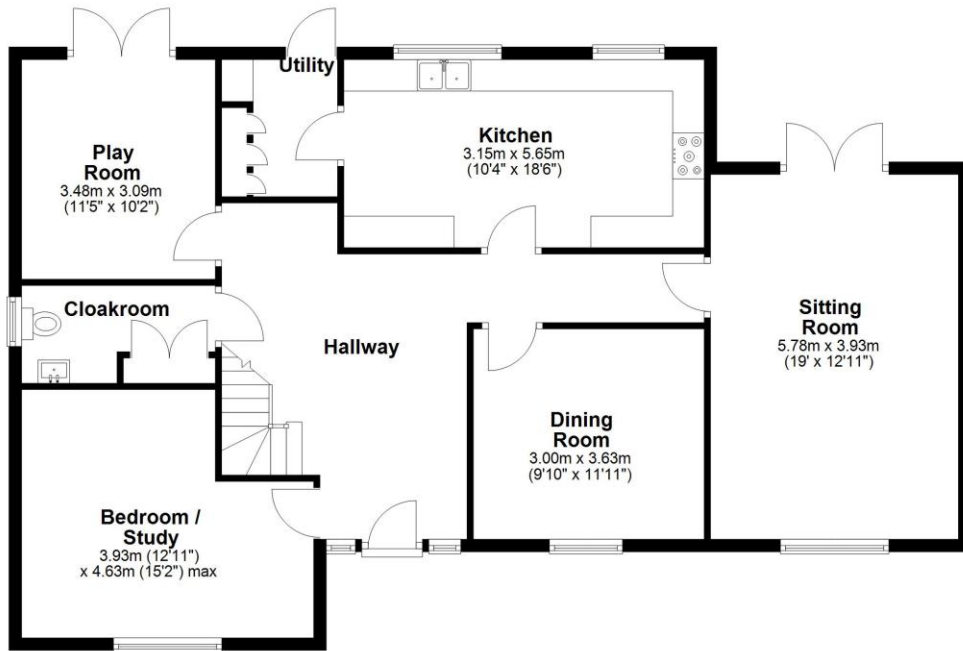
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



Total area: approx. 226.6 sq. metres (2438.8 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522
Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
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www.sunderlands.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.