Cefn Byrle Road
Coelbren
Powys

Price **£550,000**











- 4.85 Acres of Land
- Stables & Outbuildings
- Private & Mountain Views
- Unique Style Property
- Ample Parking & Detached Garage
- Large Rear Garden
- Ideal Family Home
- Close to Many Local Attractions

General Description

EPC Rating: D

A beautifully unique detached home set in a peaceful rural location, Trecelyn occupies approximately 1.2 acres, with a further 3.65 acres of land located opposite. Surrounded by open countryside, every window enjoys a green outlook, with many rooms benefiting from far-reaching mountain views and excellent natural light.The heart of the home is the open-plan lounge and dining room, where a centrally positioned open fire provides a striking focal point and natural divide. A good-sized kitchen enjoys garden views and leads through to a boot room and utility

Cefn Byrle Road, Coelbren, Powys.

Property Description

Trecelyn is a beautifully unique detached property set within a tranquil rural position, enjoying approximately 1.2 acres of grounds along with an additional 3.65 acres of land located opposite the property. Surrounded by open countryside, the home enjoys a truly idyllic setting, with every window benefiting from green views, and many rooms flooded with natural light and far-reaching mountain views.The heart of the property is the impressive open-plan lounge and dining room, where a centrally positioned open fire provides a striking focal point and naturally separates the two areas while maintaining a wonderful sense of flow. A good-sized kitchen enjoys stunning views across the garden and leads through to a boot room and separate utility room, offering excellent practicality for rural living.To the far end of the property is an additional reception room, which easily lends itself as a ground-floor bedroom, home office or snug. The ground floor is further complemented by a downstairs WC and a recently modernised four-piece family bathroom, finished to a contemporary standard.Upstairs, the property opens onto a striking gallery landing, featuring a stylish wooden ceiling that follows the angles of the roof, adding character and charm. There is a cleverly designed shower room, a main bedroom with ample wardrobe space, and a further bedroom which leads into a useful storage room, offering flexibility and additional potential.Over recent years, the owners have acquired the 3.65 acres of land opposite the property, enhancing the lifestyle offering. The land is sectioned into three parts and includes stables combined with a large workshop. The current owners keep two horses, making this ideal for equestrian use or those seeking a smallholding or outdoor lifestyle.Despite its peaceful setting, Trecelyn remains well placed for nearby villages and amenities, with local towns providing shops, schools and services. The area also offers excellent walking and countryside attractions, while road links provide convenient connections to the wider region.

Hallway (7' 11" x 21' 2") or (2.42m x 6.44m)

W.C. (4' 0" x 7' 4") or (1.23m x 2.24m)

Bathroom (7' 11" x 7' 5") or (2.42m x 2.27m)

Bedroom 2 (14' 4" x 11' 0") or (4.38m x 3.35m)

Kitchen (11' 9" x 12' 3") or (3.58m x 3.73m)

Boot Room (5' 10" x 4' 11") or (1.78m x 1.51m)

Utility Room (5' 7" x 4' 11") or (1.69m x 1.50m)

Living Room (15' 4" x 14' 8") or (4.67m x 4.46m)

Dining Room (17' 7" x 11' 6") or (5.35m x 3.51m)

Landing (8' 10" x 13' 5") or (2.70m x 4.09m)

Bedroom 1 (10' 0" x 15' 3") or (3.05m x 4.64m)

Shower Room (3' 2" x 9' 2") or (0.97m x 2.80m)

Bedroom 3 (8' 9" x 11' 5") or (2.66m x 3.48m)

Broadband and Mobile phone

Basic broadband is available in the vicinity and the mobile phone signal in the area is deemed to be average.

Services

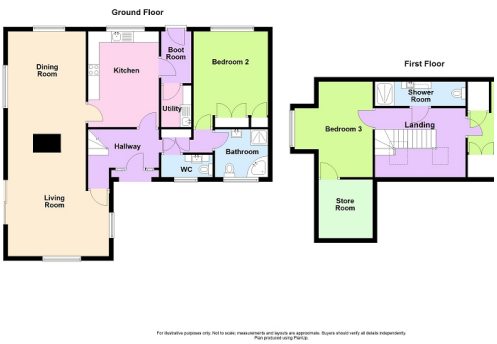
Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E







Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.