

Sunny Bank

Pontithel, Brecon, Powys LD3 0SA



**Sunny Bank
Pontithel
Talgarth
Powys
LD3 0SA**

- *A charming four bedroom home*
- *Lovely gardens*
- *Tucked away but convenient*
- *Peaceful and private setting*
- *Modern family property*

**Hay on Wye 8 miles
Brecon 8 miles
Hereford 25 miles**

INTRODUCTION

Tucked away at the end of a quiet public lane in the small hamlet of Pontithel, between the popular market towns of Brecon and Hay-on-Wye, this beautifully presented four-bedroom home enjoys a wonderfully peaceful and private setting.

Thoughtfully arranged over two floors, the accommodation offers the flexibility of both ground and first-floor bedrooms, making the property particularly versatile for family living or visiting guests. A particular highlight is the generous living room, where a wood-burning stove creates a warm and inviting focal point, while glazed doors open directly onto the patio, providing a natural connection between the house and garden.

The spacious gardens are undoubtedly one of the property's greatest attractions. Mature trees provide a wonderful sense of privacy and seclusion, complemented by well-stocked borders and established planting, creating an attractive and tranquil outdoor space. There is ample opportunity for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

Combining a semi rural edge of hamlet position with beautifully maintained accommodation and exceptional gardens, this is an appealing home for those seeking space, privacy and a genuine connection with the countryside, while remaining conveniently positioned between Brecon and Hay-on-Wye.

LOCATION

Pontithel enjoys a peaceful rural setting on the edge of the beautiful Wye Valley, conveniently positioned between the historic market town of Brecon and the renowned book town of Hay-on-Wye. The surrounding countryside is characterised by rolling hills, wooded valleys and open farmland, with the dramatic Black Mountains close by. The area is a haven for walkers, cyclists and outdoor enthusiasts, offering an abundance of scenic routes and opportunities to explore the countryside. Hay-on-Wye, famous for its independent bookshops, cafés and annual literary festival, is within easy reach, while Brecon provides a wider range of everyday amenities, shopping and leisure facilities.





ACCOMMODATION

The property is approached through a welcoming entrance porch, which leads into the central entrance hall and provides access to the principal living areas. The kitchen/dining room is a particularly impressive space, with an extensive range of fitted kitchen units positioned to one end and ample room for a generous dining table, creating a sociable and practical heart to the home.

From the dining area, doors lead through to the bright and spacious living room. A wood-burning stove provides an attractive focal point, while glazed doors open directly onto the adjoining outdoor seating area, creating a wonderful connection between the interior and gardens.

At the opposite end of the house, an inner landing provides access to three well-proportioned bedrooms and a modern shower room. The principal bedroom is positioned at first-floor level and enjoys attractive dual-aspect windows, together with the added benefit of a private en-suite bathroom.

The overall arrangement provides a versatile combination of generous living space and flexible bedroom accommodation, with a thoughtful layout that works equally well for everyday family life or entertaining.









OUTSIDE

The property is approached through a gated entrance from a quiet rural track, leading to a private driveway providing parking.

The generous gardens are a particular feature of the property and are thoughtfully arranged over several levels. Immediately adjoining the house is an attractive upper terrace, providing a choice of seating areas and an ideal space for outdoor dining and entertaining. Steps lead down to the lower garden, which provides a wonderful haven for wildlife, with mature trees, areas of lawn and well-established, well-stocked borders creating a peaceful and secluded setting.

A useful storage shed provides practical space for garden equipment and outdoor essentials.

SERVICES

The property is connected to mains water and electricity, private drainage and oil fired central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

NOTES

The original single storey section of the property is of non-standard sectional concrete construction (Kenkast) however it is **NOT** noted by the BRE (Building Research Establishment) as a defective housing type.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.



ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VA.T per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable

DIRECTIONS

What3words ///deduct.comedians.oils

COUNCIL TAX

Powys County Council Band “E”

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser’s Solicitor and the type of inspection undertaken by a purchaser’s Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Sunderlands LLP for themselves and for the vendors or lessors of this property, whose in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Sunny Bank, Pontithel, Brecon, LD3



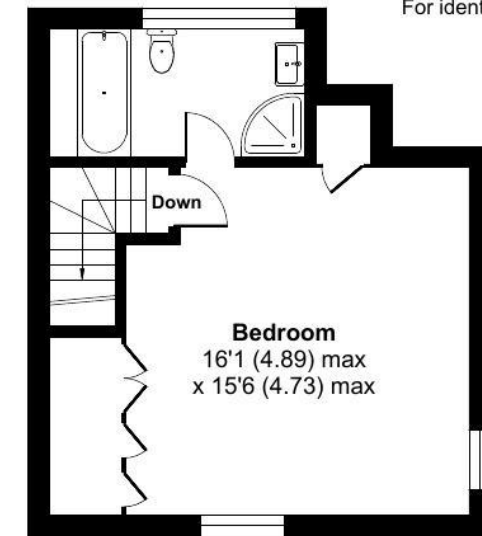
Darren Thomas
Tel 01497 822522
d.thomas@sunderlands.co.uk

Approximate Area = 1672 sq ft / 155.3 sq m

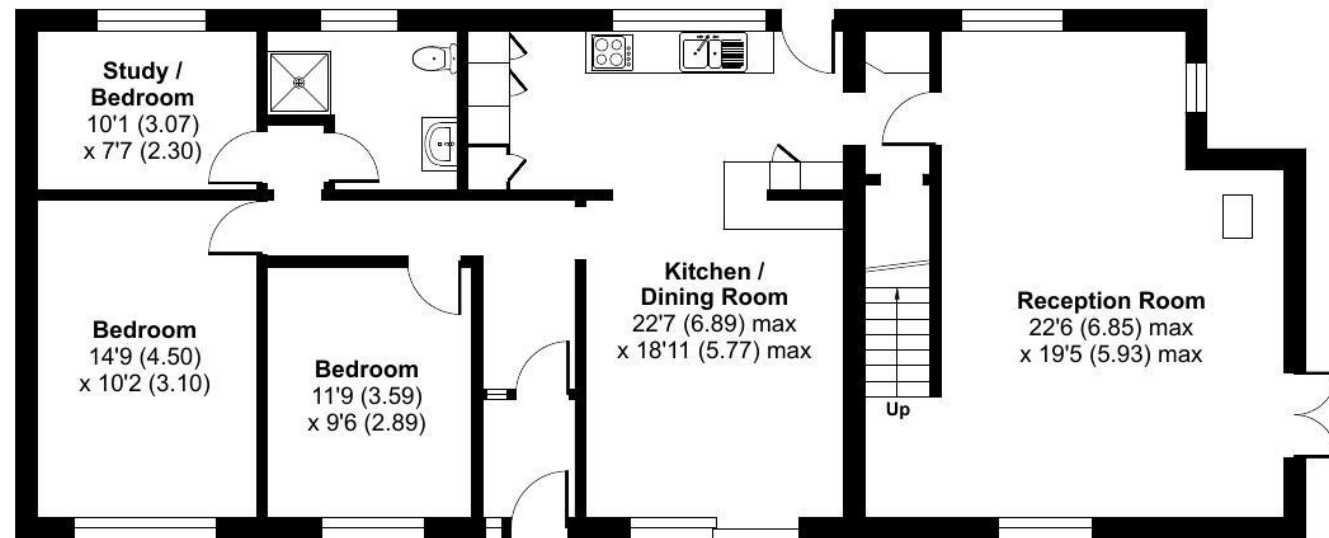
Outbuilding = 334 sq ft / 31 sq m

Total = 2006 sq ft / 186.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

