

# Kilrymont

Llanddew, Brecon, Powys LD3 9SY



**Kilrymont  
Llanddew  
Brecon  
Powys  
LD3 9SY**

- *Spacious family home with over 3,000 sq ft of accommodation.*
- *Generous landscaped garden*
- *Spectacular views of the Brecon Beacons mountain range*
- *Popular village just a short distance from Brecon*
- *Plenty of parking and double garage*

**Brecon 1.5 miles  
Abergavenny 21 miles  
Cardiff 44 miles**



## INTRODUCTION

Set within a generous south-facing garden plot on the edge of one of the area's most sought-after villages, this impressive 3,000 sq ft home enjoys an exceptional position just a short drive from the market town of Brecon and the breathtaking scenery of the Brecon Beacons National Park.

Built in the 1980s and thoughtfully extended in the early 1990s, the property has evolved into a substantial and versatile family home designed to make the most of its remarkable setting. From dawn to dusk, the uninterrupted views of the Beacons provide an ever-changing backdrop, bringing light and colour into the living spaces throughout the day.

The heart of the home is the spacious open-plan living area, flooded with natural light and carefully arranged to take full advantage of the panoramic outlook. The layout is flexible, with two ground-floor bedrooms offering options for guest accommodation, multigenerational living, or an ideal home office with a view.



## LOCATION

Located just 1.5 miles from the centre of Brecon, the village of Llanddew is a highly regarded community known for its friendly atmosphere and active village life. The community-run village hall hosts a variety of local clubs and events, creating a genuine sense of belonging.

The surrounding area offers beautiful countryside walks, with Brecon Groves nearby providing a peaceful woodland setting — ideal for leisurely strolls and dog walking.

Residents benefit from being close to all the amenities of Brecon, including supermarkets, a leisure centre, theatre, and cinema. Excellent road links via the A40 and A470 provide easy access to Cardiff, Swansea, and Newport, while the M4 near the Severn Bridge offers convenient connections further afield, making Llanddew both a tranquil retreat and a well-connected place to call home.



## ACCOMMODATION

Stepping through the front door, you are welcomed into a spacious L-shaped hallway with a useful coat cupboard. Around the corner, an open-tread staircase rises to the first floor, with space beneath that could easily serve as a practical study area.

The open-plan living area forms the heart of the home — a striking, light-filled space where large glazed screens perfectly frame the panoramic views of the Brecon Beacons. A sliding door opens directly onto the patio, creating a seamless flow between indoors and out, ideal for relaxing or entertaining throughout the year.

This impressive room is cleverly zoned by a partial dividing wall, providing a natural distinction between the sitting and dining areas. A modern gas fire adds warmth and atmosphere, particularly on cooler evenings. Double doors lead through to the well-appointed kitchen, fitted with a comprehensive range of units and integrated appliances including an oven, microwave, gas hob, dishwasher, and fridge. The inset sink enjoys the same far-reaching outlook — making even the simplest of tasks a pleasure. There is also space for a breakfast table for more informal dining.

Beyond the kitchen lies a useful utility room, offering additional storage, a second sink, plumbing for a washing machine, and direct access to the garden.

The ground floor offers excellent flexibility, featuring two bedrooms — one with an en suite shower room, the other with a walk-in dressing room. A generous family bathroom includes a wet room-style shower, bath, WC, bidet, and vanity unit. Completing the ground floor is an additional reception room, ideal as a snug, home office, or even a further bedroom if required.

Upstairs, three further double bedrooms enjoy excellent natural light and further countryside views via Velux windows. One includes a walk-in dressing room, while the rear bedroom makes a real statement with a dramatic glazed screen showcasing the outstanding mountain scenery. A second family bathroom serves this floor, fitted with a shower, vanity unit, WC, and bidet.









## OUTSIDE

The gardens are a real highlight of this property, perfectly positioned to capture the spectacular views towards the Brecon Beacons. To the side, a gated entrance opens onto a generous parking area leading to a double garage, while behind the garage a versatile additional room provides an ideal space for a home gym, office, or hobby area.

The beautifully landscaped gardens lie mainly to the rear and have been carefully maintained over the years. A spacious patio provides the perfect spot to relax and enjoy the sunny southerly aspect, with uninterrupted views of the surrounding countryside. The garden itself features a well-kept lawn, decorative stone areas, and a tranquil water feature, all bordered by mature shrubs and colourful planting that create a peaceful and picturesque setting.

A charming summer house provides an inviting, sheltered seating area — ideal for making the most of the stunning views — while to the side, a further garden area offers excellent potential for a productive vegetable patch or kitchen garden.





## SERVICES

The property is connected to mains water, mains electricity and drainage. Electric Night Storage heaters and LPG gas fired heating. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Band "G"

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:  
[www.checker.ofcom.org.uk](http://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 + VAT 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: ///nutty.touchy.candles

## 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.

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REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

WWW.EPC4U.COM



Approximate Area = 3101 sq ft / 288.1 sq m  
Garage = 335 sq ft / 31.1 sq m  
Outbuilding = 230 sq ft / 21.3 sq m  
Total = 3666 sq ft / 340.5 sq m  
For identification only - Not to scale

