



Guide Price £495,000 , Drovers Meadow, Bronllys, Brecon LD3 0DS



- New build spacious 4/5 double bedrooms, including master with en-suite
- Large Balcony off first floor bedroom with far reaching views
- Located in Bronllys, with stunning views of the Brecon Beacons National Park
- Underfloor heating throughout and ultrafast Full Fibre broadband
- Eco-friendly zinc roofing and large windows for natural light



On the ground floor, the open-plan living areas are complemented by a multi-functional room, boot room and a shower room. The property also features underfloor heating throughout, making it comfortable year-round. The kitchen/dining space is ideal for both everyday living and entertaining, with seamless access to the south-facing garden, which is low-maintenance and perfect for outdoor entertainment.

The double garage benefits from an electric car charging point and offers ample off-road parking for multiple vehicles, making it ideal for modern living. The home's eco-friendly zinc roofing is a standout feature, providing durability and low maintenance, with a lifespan of up to 100 years. The expansive balcony on the second floor offers elevated views.

Located in the peaceful village of Bronllys, this home benefits from its close proximity to local amenities, including a pub, restaurant, petrol station, and shop. Further facilities can be found in the nearby market towns of Brecon and Hay-on-Wye, both of which are renowned for their independent stores, historic pubs, and vibrant eateries. The location offers excellent road links to the A470, A483, and A438, and is just 5 miles from the stunning Brecon Beacons National Park, perfect for outdoor enthusiasts.

With its thoughtful design, energy-efficient features, and unparalleled views, 10 Drovers Meadow offers a

unique opportunity to live in a beautiful modern home in a picturesque semi-rural setting. The property is part of a development designed with a focus on sustainability and environmental care, ensuring that it not only looks good but is also kind to the planet.

Phase 1 - complete and ready to occupy with only three properties remaining.

Phase 2 - Coming Spring 2025 and available for discussion off plan.

Location:

Set against the stunning backdrop of the Brecon Beacons National Park, Drovers Meadow is part of a charming village community in Bronllys, offering a peaceful yet well-connected lifestyle. With easy access to Talgarth and the vibrant towns of Brecon and Hay-on-Wye, this property provides the perfect balance of rural tranquility and convenient access to local shops, restaurants, and services. With excellent local amenities and transport links to South Wales, the M4 corridor, and the West Midlands

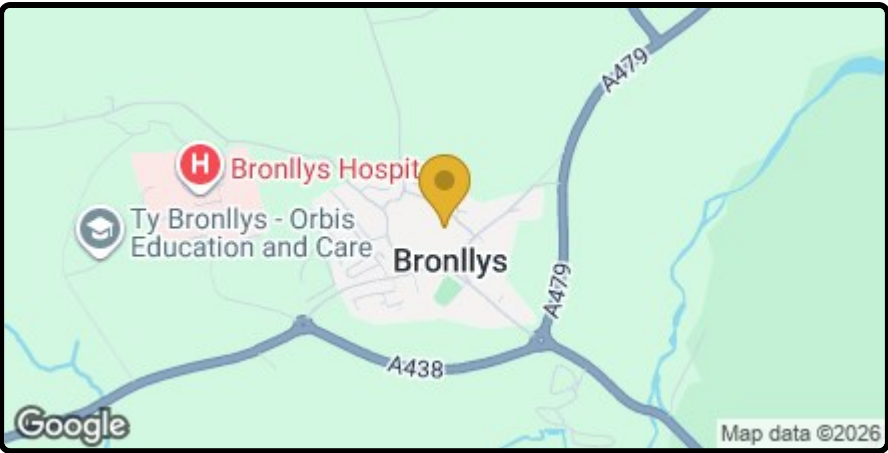


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10 Drovers Meadow is an exceptional 4/5 bedroom detached home offering an over 2,500 square feet of thoughtfully designed living space, perfectly positioned to take advantage of one of the most breathtaking views in Wales. With the majestic Brecon Beacons National Park as its backdrop, this home is ideally located for those seeking a tranquil yet connected lifestyle, just a short distance from the English border and excellent commuting routes.

This striking property stands out from standard new builds with its expansive floor plan and high-end architectural features that promote flexible living. Designed by the renowned, award-winning architects Loyn and Co., the home has been carefully crafted with both style and practicality in mind. With large, open-plan spaces, it offers both privacy and connectivity, allowing for easy communication between the kitchen, dining area, and living room—perfect for modern family life. Sotero Homes have also emphasized accessibility, with large doorways and walkways providing easy mobility access, while the ground-floor shower room ensures that both levels of the home can be enjoyed by those with limited mobility.

The property's 4/5 double bedrooms provide ample space for family living, including a master suite with en-suite facilities. Bedrooms 2 and 3 boast stunning views of the Brecon Beacons, while a family bathroom completes the upper floor. The large windows and patio doors throughout the home fill the space with natural light and help maintain ambient temperatures, reducing the need for excessive heating or cooling and keeping utility costs low.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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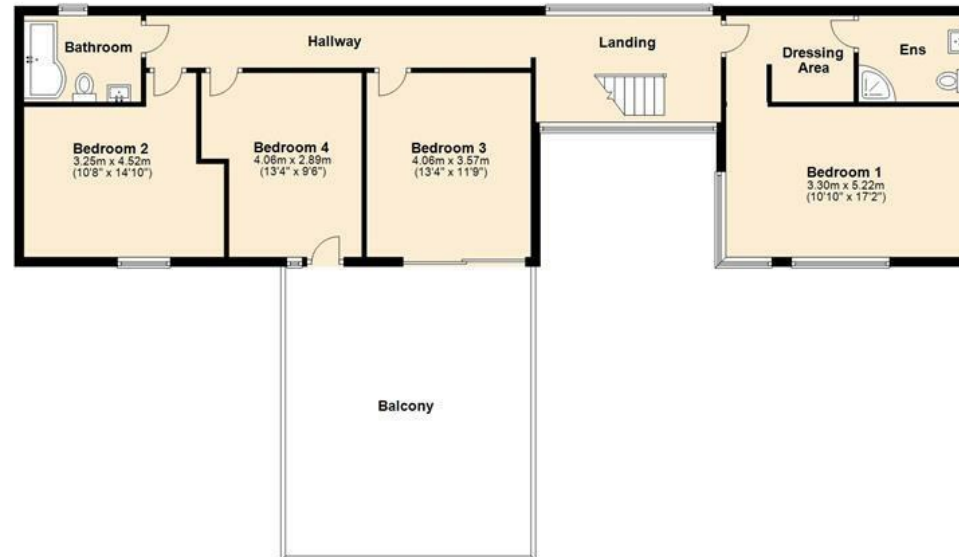
Ground Floor

Approx. 139.0 sq. metres (1496.0 sq. feet)



First Floor

Approx. 96.4 sq. metres (1037.6 sq. feet)



Total area: approx. 235.4 sq. metres (2533.6 sq. feet)