



**11 Groesffordd Park, Groesffordd, Brecon, LD3 7SF**

**Offers in the region of £365,000**



## 11 Groesffordd Park, Groesffordd, Brecon, LD3 7SF

Situated in a popular edge of village location with wonderful rural surroundings and superb views towards the Brecon Beacons, this detached family home offers spacious and well-presented accommodation together with an impressive landscaped garden. Available with no upward chain, it is a fantastic opportunity to acquire a modern family home in a highly sought-after location just outside Brecon.

- Modern, Well Presented Family Home
- Fitted with Solar Panels
- Modern Kitchen & Bathroom
- EPC - D
- Available with No Upward Chain
- Superb Views Towards the Brecon Beacons
- Impressive Landscaped Rear Garden
- In a Popular Edge of Village Location
- Offering Three Bedrooms
- Fully Double Glazed & Mains Gas Heating

### The Property

The sale of 11 Groesffordd Park offers a wonderful opportunity to purchase a spacious family home in a superb edge of village/rural setting. Occupying a pleasant position within the popular village of Groesffordd, the property enjoys open countryside nearby and breath-taking views towards the Brecon Beacons from both the house and garden.

The accommodation is well presented throughout and offers a practical layout for modern family living. A central entrance hall gives access to the principal ground floor rooms and staircase to the first floor. The living room is a particularly impressive space, offering ample room for family furniture and enjoying a light aspect from the large front window which frames the wonderful mountain views and the room opens through to the dining area, making it a great space for both everyday living and entertaining.

The dining room is positioned to the rear of the property overlooking the

garden and provides ample room for a family dining table. From here a doorway opens into the modern fitted kitchen which offers a range of wall and base units together with generous worktop space. A large rear window overlooks the landscaped garden and there is room for a breakfast table, making it a practical and sociable room. Leading from the kitchen is a useful utility area with plumbing for appliances, an external door to the rear garden and a separate ground floor WC.

The first floor accommodation continues to impress. There are three bedrooms, two of which are comfortable doubles. The main bedroom is a generous double room with fitted storage and a superb view to the front towards the Brecon Beacons. Bedroom two, again a double benefits from a range of fitted wardrobes and enjoys lovely rural views to the rear, whilst bedroom three is a useful single room, ideal as a child's bedroom, nursery or home office. The family bathroom is larger than expected and fitted with a modern white suite

incorporating both a corner bath and separate shower cubicle.

To the front of the property is an open lawn together with off road parking and access to the garage. The elevated position allows you to appreciate the wonderful outlook towards the Brecon Beacons and surrounding countryside.

The rear garden is undoubtedly one of the property's standout features. Completely landscaped it offers a large paved seating area immediately outside the house together with raised lawn and additional seating spaces. Enclosed by mature hedging, the garden enjoys an excellent degree of privacy and is perfect for families, entertaining guests or simply sitting back and enjoying the peaceful surroundings. From the garden you can take in lovely rural views across the neighbouring countryside, making it a wonderful place to relax and unwind.

NOTE - The owners previously had planning permission to extend the property but this has now expired,



however you may be able to re-gain this subject to gaining any necessary permissions.

### The Location

The property is set on the edge of a rural village of Groesffordd overlooking the Brecon Beacons. Groesffordd offers a popular village pub/ restaurant. Brecon, the regional market town, is just 4 miles where there is a good choice of both shopping and leisure facilities. The surrounding area is known for the many outdoor activities including beautiful walks and cycle routes, or for those looking to take life a little easier perhaps a trip on a canal boat along the Monmouth to Brecon canal.

### Nearest Towns

Brecon - 3.4 miles  
 Crickhowell - 13 miles  
 Hay-on-Wye - 15 miles  
 Cardiff - 45 miles

### Services

We are informed the property is connected to all mains services.

### Heating

The property has the benefit of gas fired central heating.

### Council Tax

Powys County Council - Band E.

### Tenure

We are informed the property is of freehold tenure.

### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by

prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

### Consumer Protection

Consumer protection from unfair trading regulations 2008 -

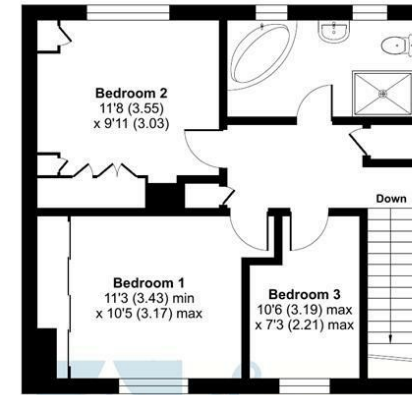
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

### Wayleaves, Easements and Rights of Way

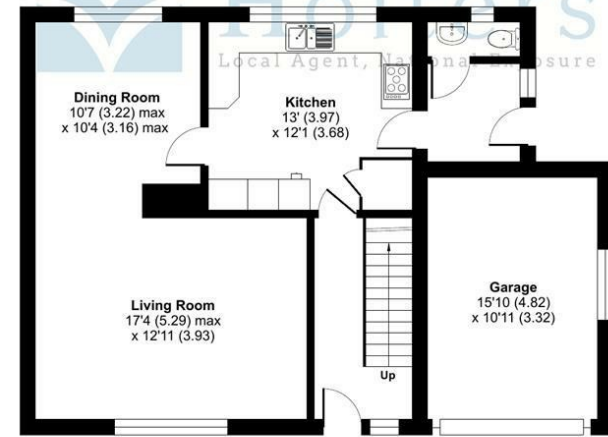
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

## Groesffordd Park, Groesffordd, Brecon, LD3

Approximate Area = 1227 sq ft / 114 sq m  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1396 sq ft / 129.7 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1478166

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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

