Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Heol Tawe
Abercrave
Powys.

Price **£240,000**











- Edge of Brecon Beacons National Park
- Modern kitchen with granite worktops
- Oak flooring in living & dining room
- Beautifully landscaped rear garden
- Off road parking & workshop to rear
- Primary schools close by

General Description

EPC Rating: D56

Situated in the sought-after village of Abercrave, on the edge of the stunning Brecon Beacons National Park, this beautifully presented three double bedroom semi-detached home combines modern living with countryside charm. The property features a spacious living room with quality oak flooring, oak internal doors to the living room, a modern kitchen fitted with granite worktops. Three generous double bedrooms provide comfortable accommodation for families or professionals.

Heol Tawe, Abercrave, Powys.

Property Description
Nestled in the picturesque village of Abercrave, on the edge of the breathtaking Brecon Beacons National Park, this beautifully presented three double bedroom semi-detached home offers an exceptional combination of modern comfort and countryside charm.
The property features three generously proportioned double bedrooms and well-appointed living accommodation, ideal for families, professionals, or those seeking a peaceful village lifestyle. The welcoming living room is enhanced by quality oak flooring, creating a warm and elegant space, oak internal doors to the living room, adding a touch of timeless character and craftsmanship.
At the heart of the property is a stylish, modern fitted kitchen, complete with sleek granite worktops, ample storage, and quality finishes, making it perfect for both everyday living and entertaining.
Outside, the beautifully landscaped rear garden provides a tranquil haven with thoughtfully designed planting, seating areas, and plenty of space to relax and enjoy the surrounding scenery. A substantial workshop offers excellent versatility, ideal for hobbies, storage, or those requiring a dedicated workspace.
Situated in the sought-after village of Abercrave, the property enjoys convenient access to primary school, local amenities while being surrounded by the spectacular scenery of the Brecon Beacons National Park. With endless opportunities for walking, cycling, and outdoor pursuits right on the doorstep, this is a wonderful opportunity to acquire a spacious and stylish home in one of South Wales' most desirable countryside locations.

Entrance Hall
Via a double glazed door, two radiators, laminate flooring and stairs to first floor.

Living Room (12' 11" x 10' 3") or (3.93m x 3.13m)
Solid oak flooring, double glazed window to front, radiator, and oak door.

Dining Room (12' 7" x 15' 1") or (3.83m x 4.60m)
Oak flooring, multi fuel fire on slate hearth and oak mantel over. Alcoves, double glazed window to rear and under stairs storage.

Kitchen/Breakfast Room (13' 9" x 9' 9") or (4.20m x 2.96m)
Fitted with a range of modern wall and base units, under mounted stainless steel sink with granite work tops and sills. Large cooker space with canopy extractor over and integrated fridge/freezer. Breakfast bar with storage beneath, double glazed window and door to side , tiled floor and small access to loft area.

Bathroom (9' 4" x 7' 5") or (2.84m x 2.26m)
Three piece suite comprising of a low level WC, panelled bath and wash hand basin and vanity storage. Shower enclosure with mains shower over head, water proof wall panels. Two double glazed windows to rear, laminate flooring, heated towel rail and access to loft area.

Landing
Double glazed window to rear, laminate flooring and airing cupboard with shelving and radiator.

Bedroom 1 (13' 11" x 9' 0") or (4.24m x 2.74m)
Two double glazed windows to front, radiator, fitted wardrobes with over head storage.

Bedroom 2 (11' 3" x 9' 0") or (3.43m x 2.74m)
Double glazed window to rear, radiator and laminate flooring.

Bedroom 3 (10' 3" x 8' 2") or (3.12m x 2.49m)
Double glazed window to front and radiator.

External
Low maintenance front garden with driveway providing off road parking. Side gated access to a good size rear beautiful garden with a variety of shrubs and perennials. Good size patio, garden laid to lawn and extra area to the top, previously a vegetable plot.



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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.

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