



Cedrwydden, Park Avenue, Talgarth, Powys, LD3 0AR

 **Sunderlands**  
Residential Rural Commercial





**Cedrwydden  
Park Avenue  
Talgarth  
Powys  
LD3 0AR**

#### **Summary of features:**

- An exceptional and detached bungalow in private location
- Extensive and well-proportioned accommodation
- Large level gardens to the front and rear
- Offering further potential

**Hay-on-Wye 7.5 miles  
Brecon 9 miles  
Hereford 29 miles**

#### **Description**

Cedrwydden is found in an exceptionally private position just on the edge of Talgarth.

The property offers excellent and versatile 4 four bed accommodation and is set in exceedingly generous grounds with shared driveway access, off-road parking and garage.

#### **Location**

Talgarth is a popular market town situated in the foothills of the Black Mountains.

The town is well serviced with local convenience stores, cafes, public houses, a medical practice, post office and a primary school. Secondary school education can be found just 3 miles away in the village of Three Cocks.

The larger market town of Brecon is approximately 9 miles away offering a good choice of supermarkets and leisure facilities.

Hay-on-Wye is approximately 7.5 miles away renowned for its an abundance of secondhand bookshops and boutiques. The town has a supermarket, library, cinema and medical practice and is famous for the Hay Literary Festival which is held annually in May.

Located within the Brecon Beacons National Park, the area offers an abundance of beautiful countryside, stunning views and extensive opportunities for outdoor leisure activities.

#### **Accommodation**

The property is entered via the front door into an entrance hall where there is a cloakroom with a shower, wash-hand basin and W.C. on the left-hand side.

From the hallway, a doorway straight ahead leads to a large sitting room. This is a delightfully light and open space with a fireplace and bi-fold doors leading out to the extensive gardens.

Next door there is a further reception room which could also be used as a separate dining room or study.

Further along the corridor there is a large open plan kitchen/dining room with a breakfast bar and a dining area with bi-fold doors and a window overlooking the garden.

The kitchen, which has recently been refitted, provides an excellent range of storage cupboards, granite work surfaces and integral appliances including an electric hob, eye level double oven, microwave with warming cabinet and a fridge. There is space and plumbing for a dishwasher.

Next to the kitchen there is a larder with space for a tall fridge/freezer and shelving, a utility room with an airing cupboard, gas boiler, sink and space and plumbing for a washing machine.

A further door from the kitchen leads into a rear porch with a cloak cupboard and a separate wetroom which is fitted with a shower, close-coupled W.C and wash-hand basin.

From the entrance hall, four good-sized bedrooms can be found along the corridor.



to the right, with the main bedroom being of exceptional proportion with the benefit of fitted wardrobes.

At the end of the corridor there is a bathroom with corner bath, close-coupled W.C and a wash-hand basin.

### Outside

The property is approached along a driveway which serves only three properties at the end of Park Avenue. Adjacent to the parking area there is a wall and gated entrance leading into the rear garden.

Alongside the gated entrance there is a detached garage measuring 6.65m x 6m (at min) - 8.34m (at max). The garage has a power door and lighting.

Immediately to the front of the property there is a path and small lawned area with a range of raised vegetable beds.

A path leads around to the side and opens out to a terraced area which runs around the property.

A set of steps leads down to a level and extensive lawned area with interspersed trees and shrubs. This garden offers excellent potential and enjoys beautiful views over the surrounding countryside and offers, potentially, the facility to put in a new access from the garden directly onto the Hay Road (subject to planning approval). We also understand that the lower part of the garden once had planning consent for a separate dwelling which has since lapsed although further information can be provided upon request.

### Tenure

Freehold with vacant possession upon completion.

### Council Tax Band

Powys Council Band "G".

### Services

We are advised that the property is connected to mains electricity, mains water and mains drainage with mains gas-fired central heating. Please note the services and service installations have not been tested.

### Directions

From Hay-on-Wye, head in a westerly direction towards Brecon on the B3450 continuing through Glasbury-on-Wye and Three Cocks. Just before leaving Three Cocks take the left-hand turn onto the A4078 (signposted to Talgarth). On approaching Talgarth and just before the school, take the left-hand turn on to Hay Road. Continue along this road and then take the left-hand turn into Kings Drive and then immediately left on to Park Avenue. Proceed to the end of the road passing through a metal five-bar gate and continue along the shared driveway where parking for Cedrwydden will be found at the end of the lane by the garage and concrete block wall.

What3words Ref:

[///proper.fillings.deposits](#)

### Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757

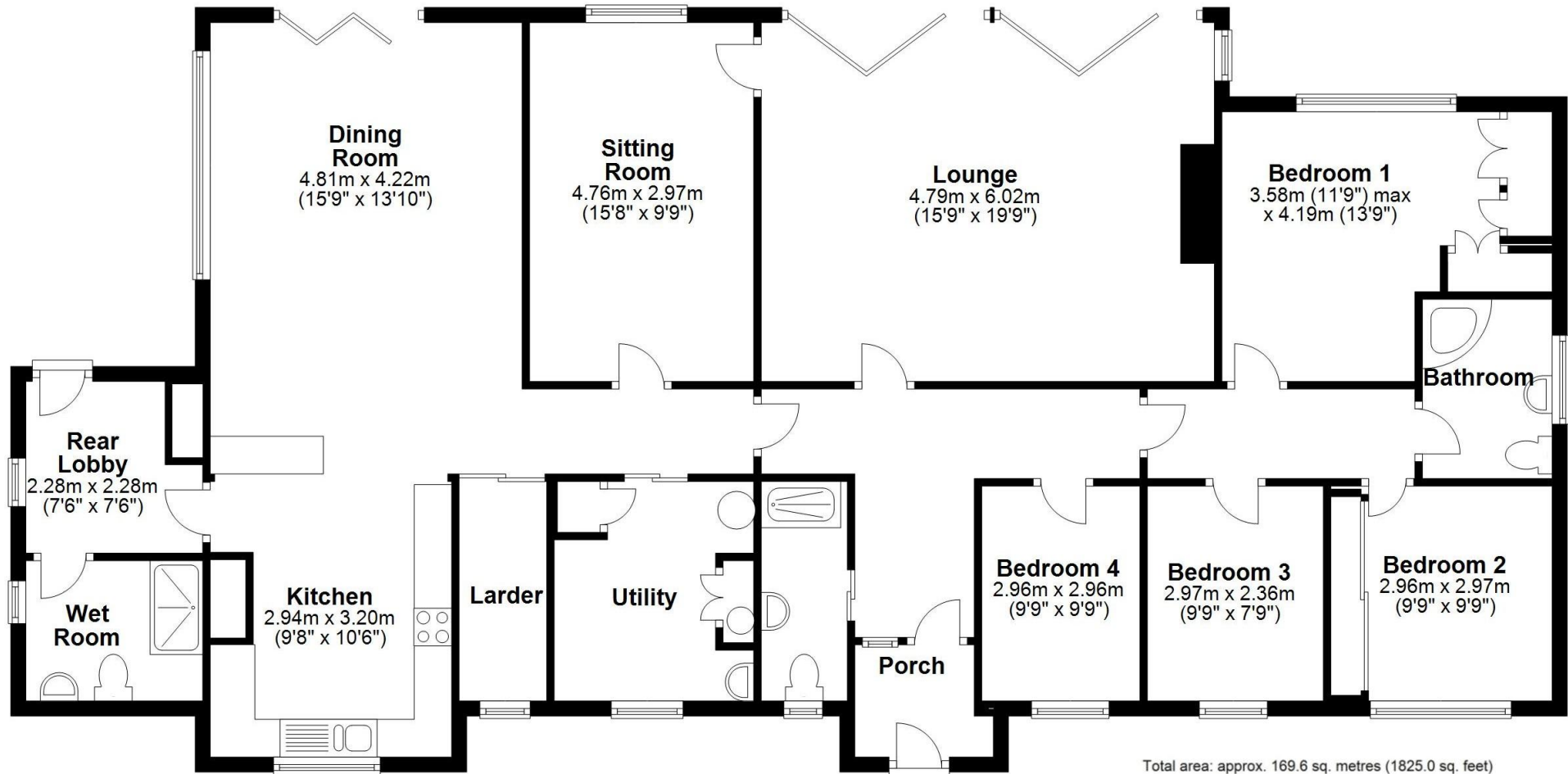








# Cedrwydden



Total area: approx. 169.6 sq. metres (1825.0 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

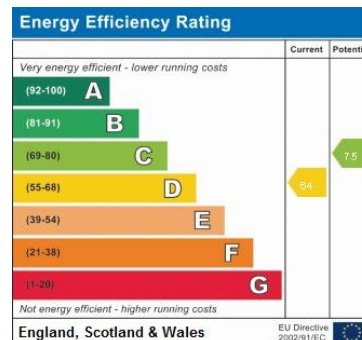
### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake  
07717 410757



**rightmove**  
find your happy

**Zoopla.co.uk**  
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.