

51 Beeches Park

Boughrood, Brecon, Powys, LD3 0YJ



**51 Beeches Park
Boughrood
Brecon
Powys
LD3 0YJ**

- *A delightful, detached bungalow*
- *Offering spacious and well-proportioned three-bed accommodation*
- *Set within a generous garden and plot*
- *Located within a popular and well-served village in the heart of the Wye Valley*

Hay-on-Wye 8½ miles
Brecon 10 miles
Hereford 27½ miles

INTRODUCTION

51 Beeches Park is a charming, detached bungalow offering well-proportioned accommodation throughout. The property would benefit from a programme of modernisation and improvement, presenting an excellent opportunity for purchasers to personalise and enhance the home to their own tastes.

Situated within a mature and well-established residential development, the property enjoys a peaceful setting within the sought-after village of Boughrood, positioned in the heart of the beautiful Wye Valley.

LOCATION

Boughrood is a popular village located in the picturesque Wye Valley, an Area of Outstanding Natural Beauty renowned for its rolling countryside, riverside walks and outdoor pursuits. The village benefits from a welcoming community and offers a range of local amenities including a village shop, public house, primary school and village hall.

The nearby market towns of Hay-on-Wye and Brecon provide a wider selection of independent shops, cafés, restaurants and supermarkets, along with further schooling and leisure facilities. The area is particularly well known for its access to outdoor recreation, with the Brecon Beacons National Park, the River Wye and numerous walking and cycling routes all within easy reach. Boughrood also offers convenient road connections to surrounding towns and the wider region, making it an appealing location for both full-time residence and those seeking a countryside retreat.

ACCOMMODATION

The property is entered via a welcoming entrance porch, providing practical space for boots and coats, with a door leading through to the inner hallway. The hallway benefits from two generous storage cupboards and provides access to the main living accommodation.

Immediately to the left is the kitchen, which enjoys a pleasant outlook over the garden to the front of the property. The kitchen is fitted with a range of wall and base units, offering ample cupboard and drawer storage, along with space for freestanding appliances and a gas ring hob.

The sitting room is a comfortable and well-proportioned space, featuring an open fireplace and windows overlooking the rear garden, allowing for plenty of natural light.

Adjoining the kitchen is an L-shaped utility room which overlooks the garden and houses the oil-fired boiler. The utility is equipped with built-in storage, a sink and a door leading to a covered area which provides access to the outside.

A further door from the utility room leads to a workshop, formerly a garage, which has been partitioned to create a work area and a separate storeroom. The storeroom can also be accessed via the original garage door.

To the right-hand side of the main hallway are the bedrooms and family bathroom. The bathroom is fitted with a panel bath, W.C. and wash-hand basin.

Two of the bedrooms are considered generous doubles and benefit from fitted wardrobes. The principal bedroom also features an en-suite shower room with enclosed shower, W.C. and wash-hand basin.

The third bedroom is single in proportion but comfortably accommodates a single bed with additional space for storage

OUTSIDE

The property is approached from the adopted development roadway onto a private driveway providing off-road parking. To the front of the property there is a level lawned garden with a pathway leading around to the rear.

The rear garden offers a mixture of gravelled areas, floral beds and a patio seating area, all enclosed by panel fencing, creating a pleasant and private outdoor space.

SERVICES

The property is connected to mains water, mains electricity, mains drainage with oil-fired central 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 "E"

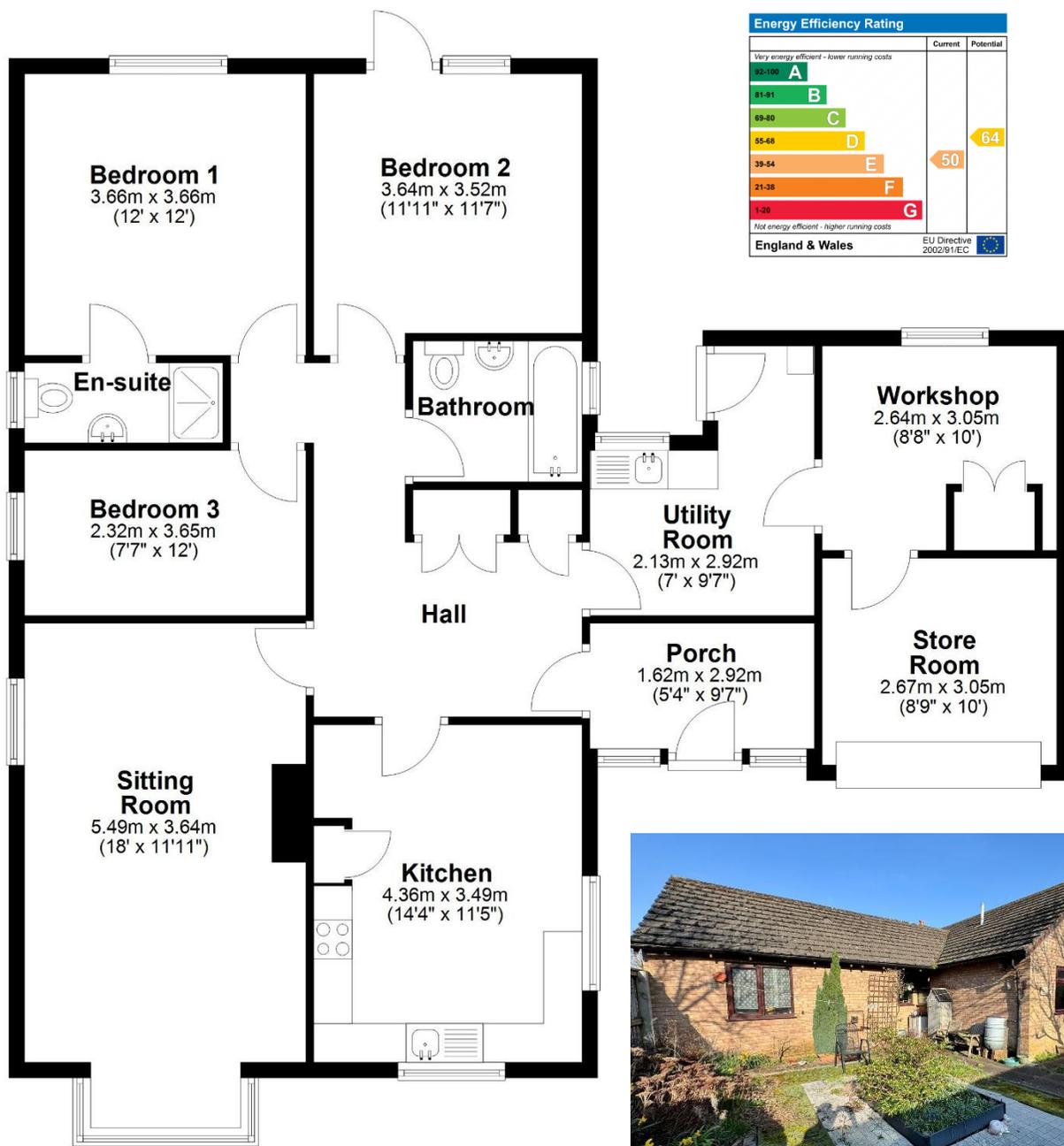
DIRECTIONS

What3Words: ///bungalows.teamed.stall



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		64
E (39-54)	50	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 123.6 sq. metres (1330.3 sq. feet)

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



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.

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk

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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