Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

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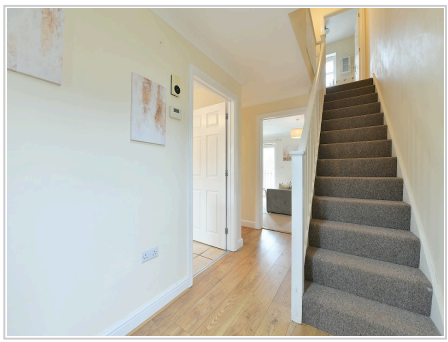
Llys Meillion
Llyswen
Brecon
Powys

£285,000











- Detached House
- Three Bedrooms
- Master Bedroom with Juliet Balcony
- Downstairs WC
- Rear Garden
- Garage
- Additional Parking for multiple vehicles
- Located on a Sought After Residential Estate
- Available with No Onward Chain

Ref: PRG11032

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Viewing Instructions: Strictly By Appointment Only

General Description

A well presented light and airy Three Bedroom Detached House with off-road parking and a garage, located on a popular development within the village of Llyswen. Available with no onward chain.

Accommodation

Accommodation

Ground Floor



Hallway

Laminate flooring, window to side and stairs to first floor. Door to:

Kitchen/Diner (10' 1" Max x 9' 10" Max) or (3.07m Max x 3.0m Max)

Selection of fitted wall and base units with 1 1/2 sink drainer. Electric oven, hob with extractor hood over. Tiled floor, windows to front and side, radiator. Space for fridge freezer and plumbing for washing machine.



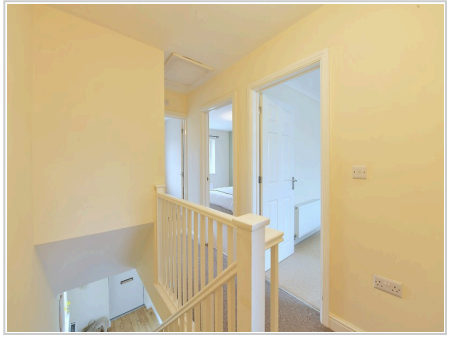
Living Room (16' 5" Max x 11' 9" Max) or (5.0m Max x 3.57m Max)

Carpet, radiators and fireplace with electric fire. Window to rear, patio doors to rear garden. Under stairs storage cupboard.

W.C. (5' 9" Max x 2' 11" Max) or (1.74m Max x 0.90m Max)

WC, wash basin with tiled splash back and floor. Window to side, radiator and extractor fan.

First Floor



Landing

Carpet, loft hatch and airing cupboard. Doors to:

Bedroom 1 (12' 7" Max x 9' 9" Max) or (3.84m Max x 2.97m Max)

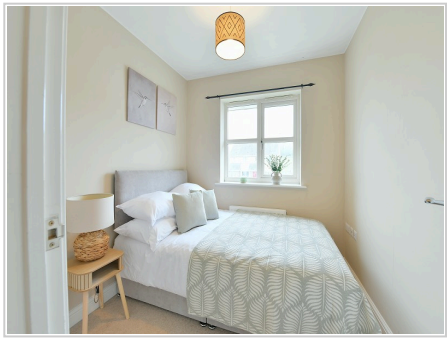
Carpet, radiator and Juliet balcony with patio doors.





Bedroom 2 (12' 7" Max x 9' 9" Max) or (3.84m Max x 2.96m Max)

Carpet, radiator and window to front.



Bedroom 3 (7' 5" Max x 7' 3" Max) or (2.27m Max x 2.21m Max)

Carpet, window to front and radiator.



Bathroom (6' 3" Max x 5' 10" Max) or (1.90m Max x 1.79m Max)

P shaped bath with electric shower over. WC, wash basin and half tiled surround. Tiled floor, window to rear, heated towel rail and extractor fan.

Outside

To front: Small lawned garden with gated side access to rear garden.

To rear: Paved patio seating area, small lawned area and rear gated access. Parking for two cars.

Garage (17' 4" Max x 8' 10" Max) or (5.29m Max x 2.70m Max)

Up and over door, power and lighting. Additional parking in front of garage.

Services

Mains Electricity, Water & Drainage.

Air source heat pump.

EPC Rating: C (78/84)

Council Tax Band: D - Powys County Council

Tenure: Freehold

Broadband Availability: Check with your provider.
Mobile Signal: Deemed okay, check with your provider.

Services

Mains electricity, mains water, mains drainage

EPC Rating:78

Tenure

We are informed that the tenure is Freehold

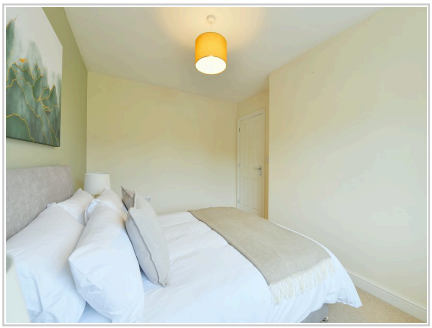
Council Tax

Band D







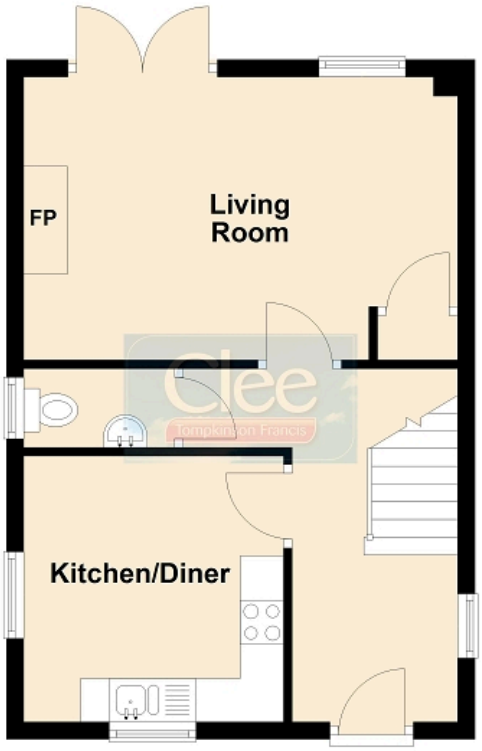




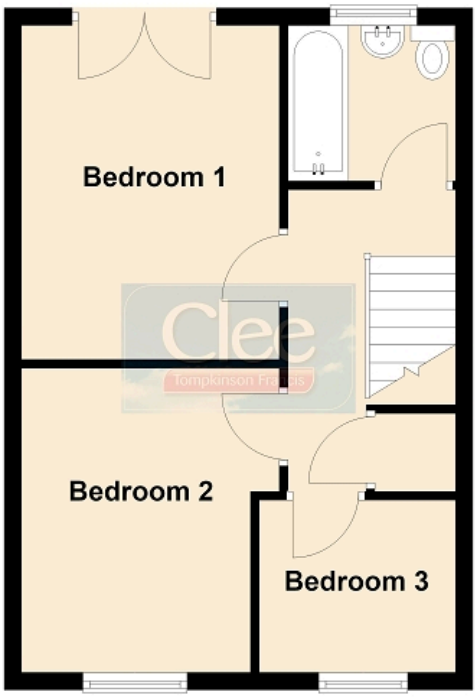





Ground Floor



First Floor



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