Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

4a Belle Vue Gardens
Brecon
Powys

£395,000











- Detached Cottage
- Three Bedrooms
- Ground Floor Bedroom/Office
- Open Plan Kitchen, Diner & Living Space
- Downstairs Wet Room
- Off-Road Parking for Multiple Vehicles
- Landscaped Rear Garden
- Contemporary Accommodation
- Wood Burning Stove

Ref: PRG11088

Viewing Instructions: Strictly By Appointment Only

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General Description

This well-presented three bedroom detached cottage offers contemporary living whilst enjoying rustic features of a country cottage. Offering spacious and versatile living, this property benefits from a bedroom and wet room to the ground floor, off-road parking for multiple vehicles and a landscaped rear garden.

Accommodation

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Ground Floor

Hallway

Oak floor, window and stairs to first floor.

Kitchen / Dining / Living Room (27' 6" x 15' 4") or (8.38m x 4.67m)

Fitted base units with built-in fridge freezer, dish washer, oven, hob and extractor fan. Velux window, windows and door to patio. Oak flooring and open through to living area with wood burning stove. Door to:

Utility Room (8' 8" x 6' 3") or (2.65m x 1.90m)

Tiled floor, sink, plumbing for washing machine, door to side passageway and door to:

Wet Room (5' 11" x 3' 4") or (1.80m x 1.01m)

Electric shower, tiled floor, WC and window.

Bedroom 3/Office (13' 9" x 8' 6") or (4.19m x 2.58m)

Oak floor and window.

First Floor

Bedroom 1 (16' 8" x 9' 11") or (5.07m x 3.02m)

Carpet, window, velux window and radiator.

Bedroom 2 (16' 8" x 9' 6") or (5.08m x 2.89m)

Carpet, window, velux window and radiator.

Bathroom (7' 6" x 7' 3") or (2.28m x 2.21m)

Bath with shower over, WC and wash basin. Tiled floor and surround and velux window.

Outside

Paved driveway to front providing off road parking. Rear landscaped garden with patio, green house and small pond. Lawned garden with planted borders.

Services

Mains Electricity, gas, water and drainage.

Gas Fired Central Heating.

EPC Rating: C (76/86)

Council Tax Band: E - 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 gas, mains drainage

EPC Rating:76

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E













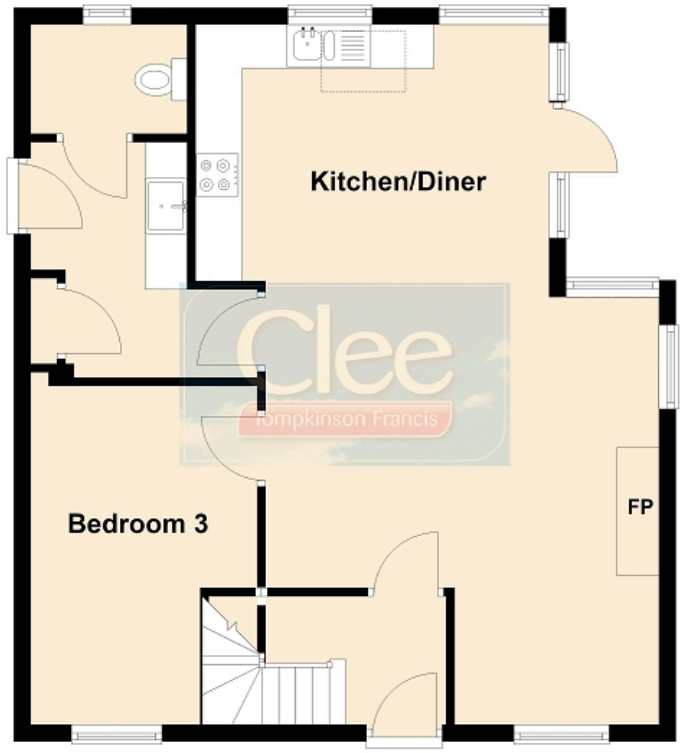




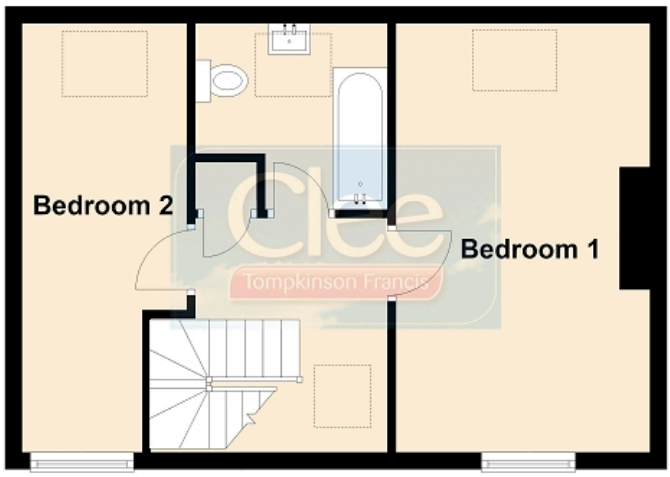





Ground Floor



First Floor



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