Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

# Cray
# Brecon
# Powys

£475,000











- 2nd Home/Holiday Let Only
- 4 Bedroom Accommodation
- Spacious Open-plan Living Areas
- Modern Fitted Kitchen
- Gallery Landing with Atrium Roof
- Stylish Bathrooms
- Private Gardens & Paddock (approx. 2 acres in total)
- Off-road Parking
- Underfloor Heating
- Rural Countryside Location

**Ref: PRG11006**

Viewing Instructions: Strictly By Appointment Only

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## General Description

A rare opportunity to own a 2nd home/investment property. A beautifully converted stone barn, full of character and modern comfort. This property has permissions as a Holiday Let Only & cannot be used as a permanent residential home.

## Accommodation

## Services

Mains Electricity & Water.

Private Drainage System.

Oil-fired Central Heating with under floor heating downstairs and woodburning stove.

EPC Rating: C = 74/82

Council Tax Band: F - Powys County Council

Tenure: Freehold

Commercial Use: Holiday Let - The planning permission only permits the property to be occupied as a holiday cottage. Planning Ref: 18/16501/FUL - Brecon Beacons National Park Authority.

## Agents Note

Ysgubor Llwynneuadd has a tourism/occupancy restriction as per the planning permission. The barn was converted in 2021 to a restricted use holiday let and has never been classed as a domestic dwelling. The accommodation therefore shall not be let or occupied by any one person or group for a continous period of longer than 3 months in any year and not used as permanent residence.

## Services

Mains electricity, mains water

EPC Rating:74

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band F



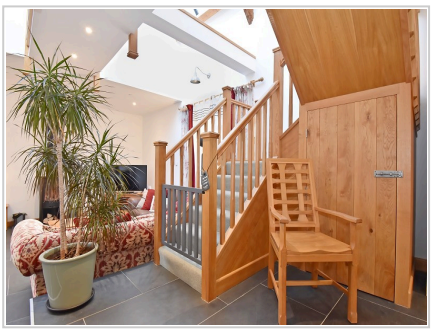








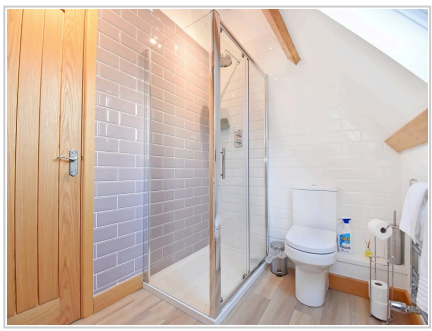


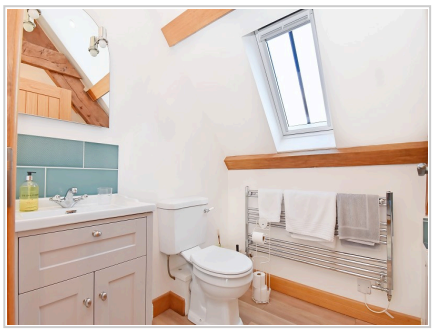



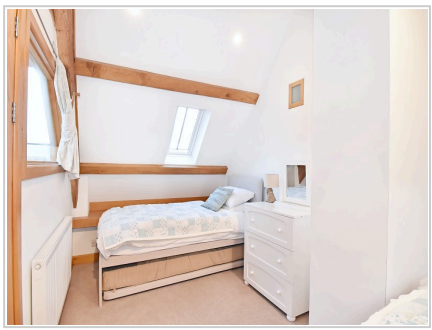








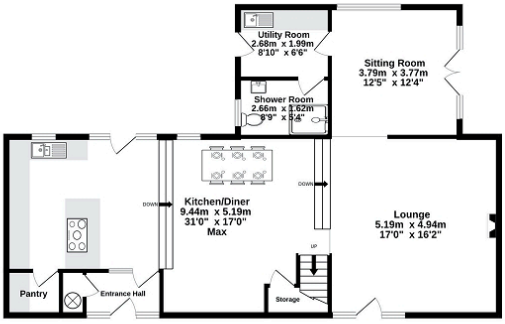




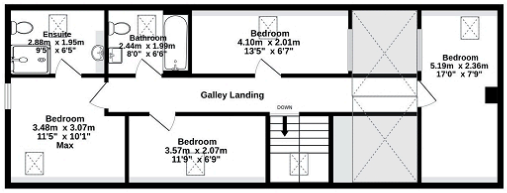




Ground Floor
98.9 sq.m. (1065 sq.ft.) approx.




1st Floor
74.2 sq.m. (799 sq.ft.) approx.




TOTAL FLOOR AREA : 173.2 sq.m. (1864 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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