Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

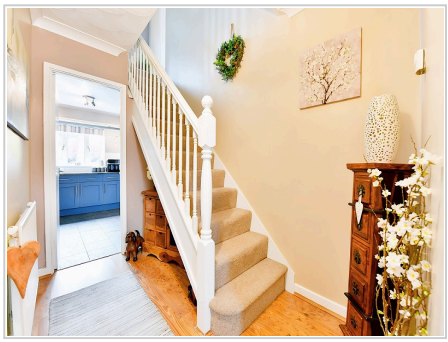
14 Offices Across South Wales

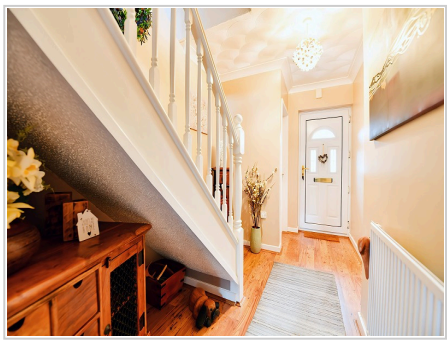
Beacons Park
Brecon
Powys

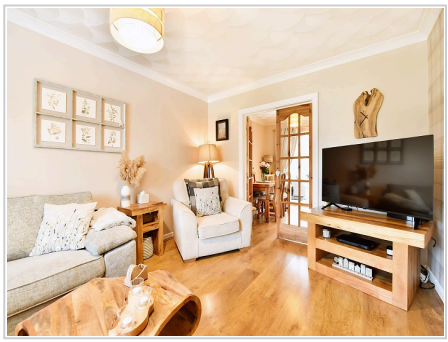
£360,000











- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Master En-Suite Bedroom
- Immaculately Presented Throughout
- Fantastic Gardens
- Workshop & Garage
- Off-Road Parking
- Online Video Tour

Ref: PRG11055

Viewing Instructions: Strictly By Appointment Only

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General Description

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout with two reception rooms, en-suite bedroom and immaculately presented gardens with workshop. This ideal family home is immaculately presented and provides generous family living space throughout with off-road parking & a garage to the front.

Accommodation

Accommodation

Ground Floor

Hallway

Living Room

Window, radiator and laminate floor. Double doors to:

Dining Room

Radiator, laminate floor and sliding door to conservatory.

Conservatory

Vinyl flooring and door to rear garden.

Kitchen / Breakfast Room

Fitted wall and base units, sink drainer, built-in oven, gas hod with extractor hood and fridge freezer. Plumbing for washing machine, heated towel rail and windows x2. Door to rear garden, tiled floor and breakfast bar. Door to garage.

W.C.

WC, wash basin, radiator and window.

First Floor

Landing

Carpet and airing cupboard.

Bedroom 1

Laminate floor, window and radiator. Opening to en-suite shower room.

En Suite

Shower cubicle, WC and wash basin. Window, radiator and laminate floor.

Bedroom 2

Radiator, window and laminate floor.

Bedroom 3

Window, radiator and laminate floor.

Bedroom 4

Window, radiator, laminate floor and built-in wardrobe.

Bathroom

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

Garage

Power and light, up and over door.

Outside

Mature shrubs and plants with a slate path through the garden with planted borders. There is a store shed to the side of the property and steps down to a workshop with power and light.

To the front: Parking for multiple vehicles, side access to rear garden and variety of mature shrubs.

Services

Mains Electricity, Gas, Water & Drainage.

Gas Central Heating

EPC Rating: C (70/83)

Council Tax Band: F - Powys County Council

Tenure: Freehold

Services

Mains electricity, mains water, mains gas, mains drainage

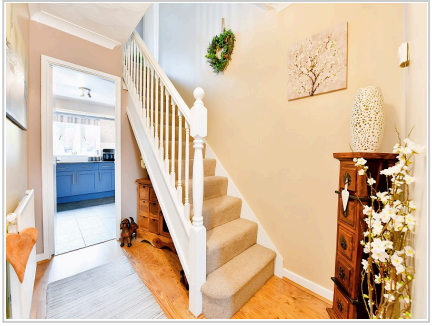
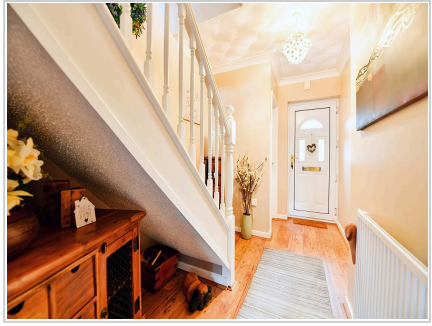
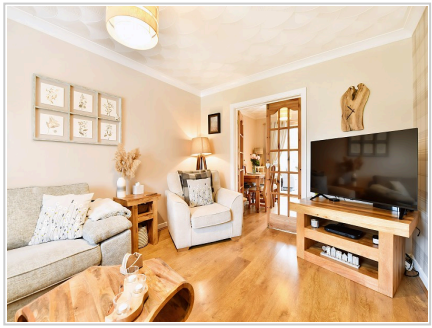
EPC Rating:70

Tenure

We are informed that the tenure is Freehold

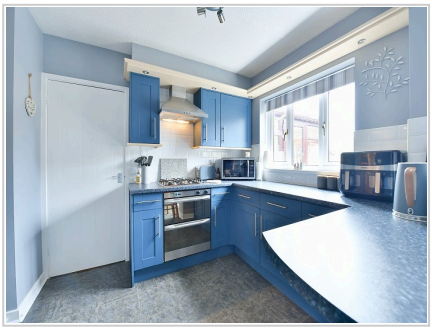
Council Tax

Band F

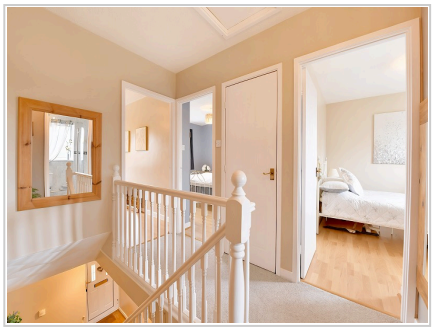
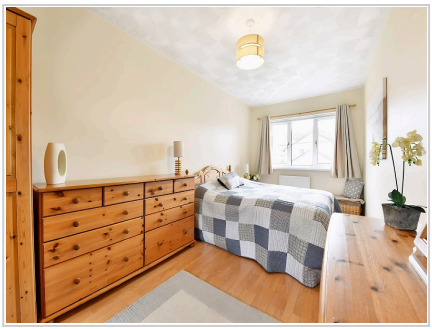









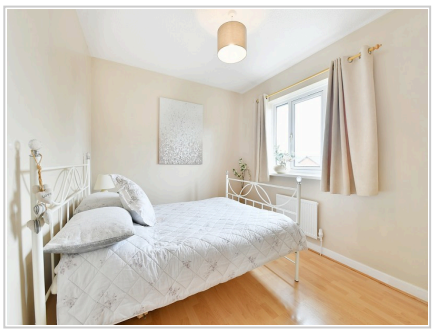















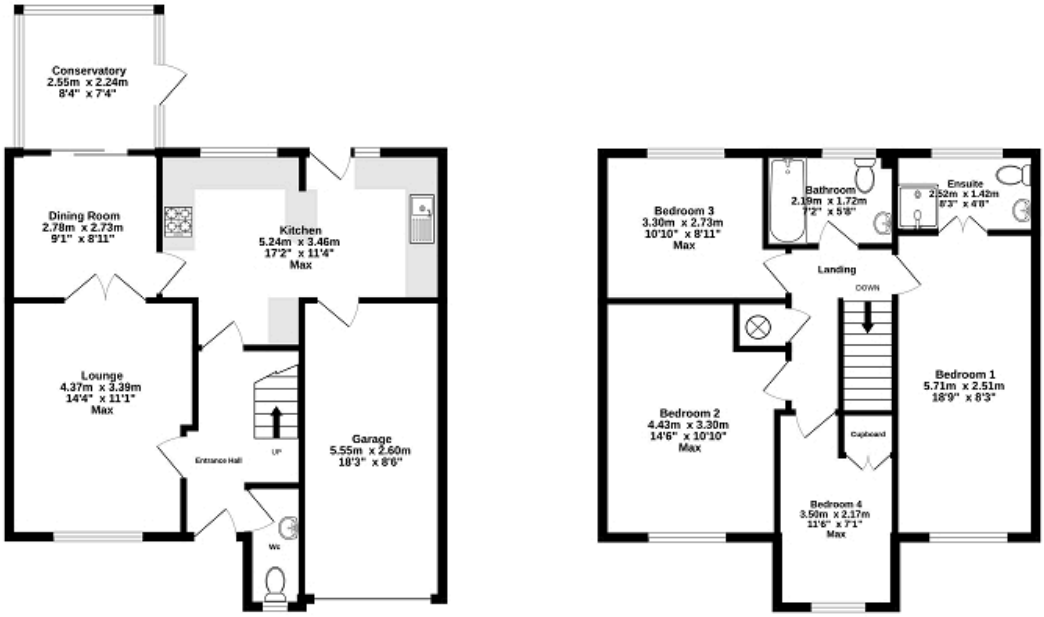







Ground Floor
67.9 sq.m. (731 sq.ft.) approx.

1st Floor
59.6 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA : 127.4 sq.m. (1372 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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