Clee Tompkinson Francis

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14 Offices Across South Wales

Llanfihangel Nant-Bran
Brecon
Powys

Guide Price £260,000











- Charming Two Bedroom Cottage
- Semi-Detached Home
- Kitchen/Breakfast Room
- Living Room with Wood Burning Stove
- Downstairs Shower Room/Utility
- Two En-Suite Bedrooms
- Sympathetically Refurbished
- Character Accommodation Throughout
- Landscaped Rear Garden

Ref: PRG10980

Viewing Instructions: Strictly By Appointment Only

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General Description

This charming two bedroom cottage tucked away in the rural village of Llanfihangel Nant-Bran is immaculately presented throughout and benefits from having a rear landscaped garden with countryside views, whilst boasting a wealth of character. The property underwent full renovation in 2017/18 to include plumbing and electrical work, and has been restored using sympathetic materials including lime plaster and natural insulation to create a charming home.

Accommodation

Accommodation

Ground Floor



Kitchen / Breakfast Room

Bespoke freestanding base units with Belfast sink, space for cooker, dishwasher and fridge/freezer. Side door, windows x2 to rear and oak floor.



Living/Dining Room

Stone fireplace with woodburner, exposed stone walls and beams. Oak floor, electric radiator and windows x2 with oak window sills and shutters and front door.

Shower Room / Utility Room

Shower cubicle with electric shower, W/C and wash basin. Heated towel rail, wash basin and tiled floor. Plumbing for washing machine and window to rear.

First Floor Landing

Wooden floor boards, built-in wardrobe, exposed stone walls and window to front.



Bedroom 1 & Ensuite Bathroom

Wooden floor boards, electric radiator and window to rear. En-suite with tiled floor, free standing bath with shower head attachment and W/C. Wash basin, airing cupboard and window to rear.

Bedroom 2 With En Suite

Wooden floorboards, window to front, exposed beams and electric radiator.
En Suite with tiled floor, W/C and wash basin. Shower cubicle and heated towel rail.



Outside

Lawned garden with planted borders, patio seating area and storage shed and small stone barn.

The side area to the cottage could be adapted for off-road parking.

Services

Mains electricity, drainage and water.

Electric radiators providing heating.

EPC Rating: G - 16/106

Council Tax Band: D - Powys County Council

Tenure: Freehold

Broadband Availability: Check with your provider, as maybe limited.
Mobile Signal: Deemed okay outside but maybe limited internally, check with your provider.

DIRECTIONS

Take the A40 from Brecon and after approx 7.5 miles turn right for Pentre'r-Felin. After 1 mile, turn right over the bridge and stay on this road for a mile. Turn right at the top of the hill and head for Llanfihangel Nant-Bran and follow this road for 2 miles. When you arrive in the village of Llanfihangel Nant-Bran, the property is past the church and will be found on the right.

Vendors Comments

'I have loved living in Bedwellty and renovating this cottage has given me great joy. Llanfihangel Nant Bran is a wonderful village to live in, there are numerous community activities for those wishing to get involved and the walks and local scenery is just stunning!'

Services

Mains electricity, mains water, mains drainage

EPC Rating:16

Tenure

We are informed that the tenure is Freehold

Council Tax

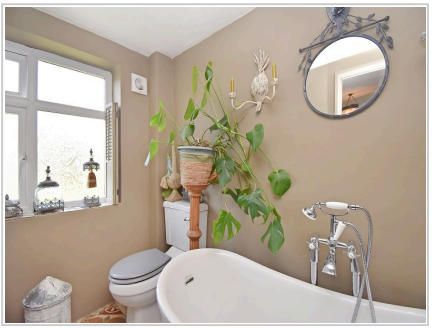
Band D


BAKE
Shop









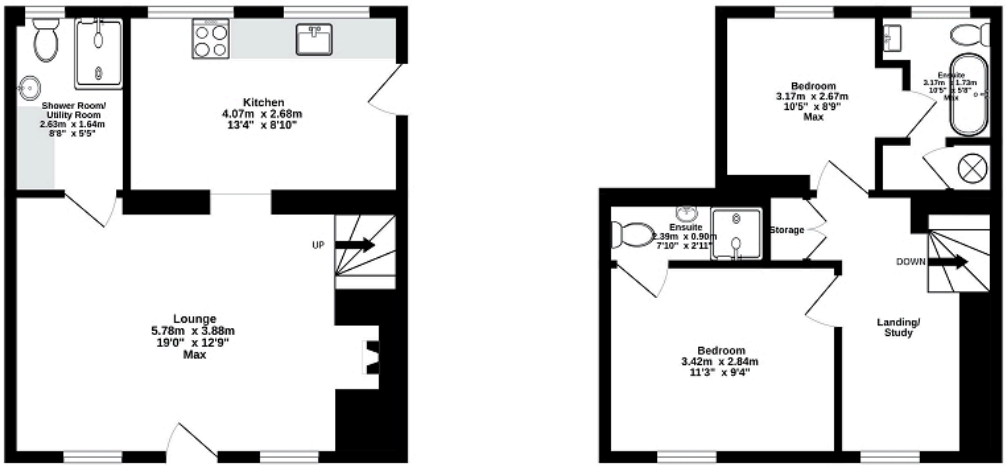







Ground Floor
35.5 sq.m. (382 sq.ft.) approx.

1st Floor
31.1 sq.m. (335 sq.ft.) approx.



TOTAL FLOOR AREA : 66.6 sq.m. (717 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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