Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

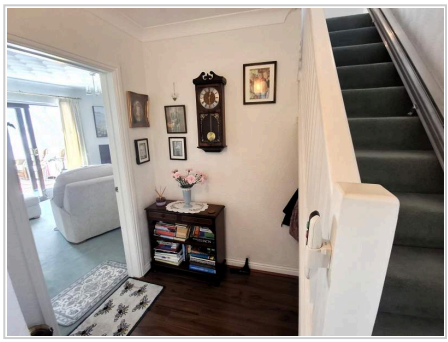
14 Offices Across South Wales

Beacons Park
Brecon
Powys

£325,000











- Detached House
- 3 Bedrooms
- Living Room / Dining Room
- Conservatory
- Downstairs W/C.
- Corner Plot Position
- Off-Road Parking & Garage
- Level Lawn Gardens
- Close Proximity to Town
- Popular Residential Area

Ref: PRG11072

Viewing Instructions: Strictly By Appointment Only

0

General Description

A well presented 3 bedroom detached house, occupying a generous corner plot position within the popular residential area of Beacons Park in Brecon and within close proximity to the town. The property benefits from having off-road parking with garage, and gardens to three sides, in addition to the conservatory.

Accommodation

Accommodation

Ground Floor

Hallway (11' 7" Max x 7' 10" Max) or (3.53m Max x 2.38m Max)

W.C. (6' 2" Max x 2' 6" Max) or (1.88m Max x 0.76m Max)

Living Room (16' 1" Max x 10' 11" Max) or (4.91m Max x 3.34m Max)

Dining Room (7' 9" Max x 10' 5" Max) or (2.37m Max x 3.18m Max)

Conservatory (11' 3" Max x 10' 11" Max) or (3.42m Max x 3.32m Max)

Kitchen / Breakfast Room (12' 5" Max x 9' 1" Max) or (3.78m Max x 2.76m Max)

First Floor

Landing (8' 11" Max x 6' 3" Max) or (2.72m Max x 1.91m Max)

Bedroom 1 (13' 9" Max x 10' 5") or (4.20m Max x 3.18m)

Bedroom 2 (11' 1" Max x 9' 7" Max) or (3.38m Max x 2.92m Max)

Bedroom 3 (11' 1" Max x 8' 1" Max) or (3.37m Max x 2.47m Max)

Shower Room (8' 11" Max x 5' 2" Max) or (2.72m Max x 1.57m Max)

Outside

Externally, the home enjoys well maintained gardens to the front, side and rear, taking full advantage of its corner plot position. The gardens are predominantly laid to lawn with mature hedging, shrubs and established borders creating an attractive and private setting. A paved patio adjoins the rear of the property, providing an ideal space for outdoor dining, and there is also a timber garden shed.

Services

Mains electricity, mains water, mains gas, mains drainage

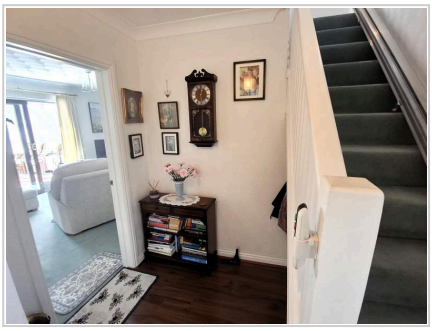
EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

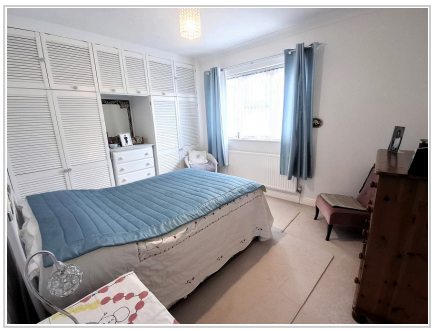



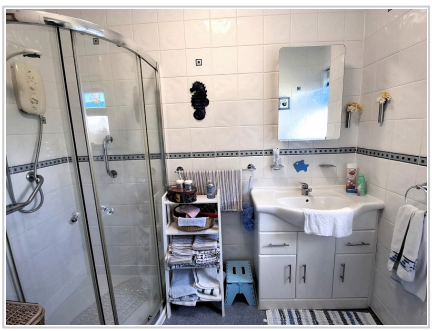














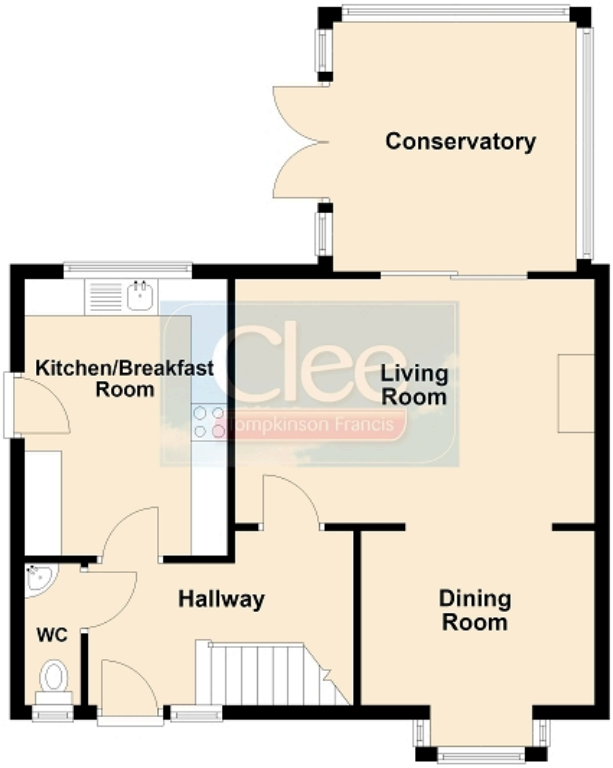




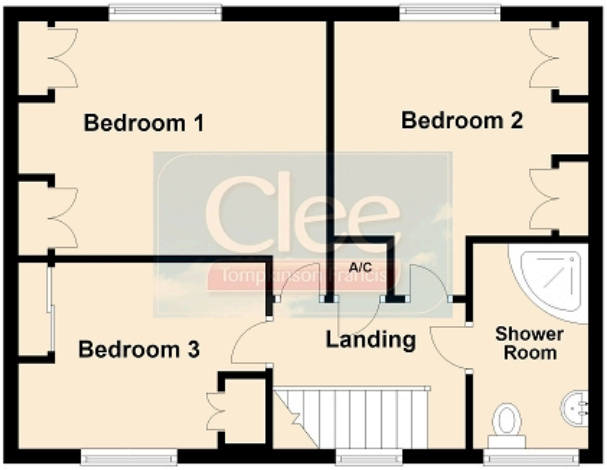




Ground Floor



First Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.