Clee Tompkinson Francis

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14 Offices Across South Wales

Beacons Park
Brecon
Powys

£355,000











- Detached House
- Four Bedrooms
- Two Reception Rooms
- Master En-Suite Bedroom
- Lawn Garden to Front & Rear
- Driveway Providing Off-Road Parking
- Located in a Popular Residential Area

Ref: PRG11046

Viewing Instructions: Strictly By Appointment Only

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General Description

A well-presented four-bedroom detached family home situated on a popular residential estate, offering spacious and versatile accommodation throughout. This property benefits from two reception rooms, a ground floor bedroom and master en-suite bedroom. Available with No Onward Chain

Accommodation

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Ground Floor

Entrance Hall

Laminate floor, radiator and staircase to first floor. Doors to:

Kitchen/ dining room (11' 5" x 7' 10") or (3.47m x 2.40m)

Selection of fitted wall and base units with electric double oven, gas hob with extractor over. Sink drainer, plumbing for dish washer and space for white goods. Laminate floor, window to rear and radiator. Opening to dining room. Patio doors to rear garden.

Utility Room (8' 8" x 8' 4") or (2.65m x 2.53m)

Laminate floor, worktop with plumbing for washing machine. Loft hatch and gas boiler.

Reception Room. (9' 2" x 8' 10") or (2.79m x 2.70m)

Laminate floor, radiator, sliding doors to rear garden.

Lounge (14' 5" x 11' 0") or (4.39m x 3.35m)

Laminate floor, window to front and radiator. Fireplace with electric fire and surround. Folding doors to reception room.

Bedroom 4 (8' 6" x 8' 4") or (2.58m x 2.53m)

Laminate floor, window to front and radiator.

First Floor

Landing

Carpet, airing cupboard with hot water tank, loft hatch and doors to:

Bedroom 1 (11' 1" x 11' 1") or (3.38m x 3.37m)

Carpet, window to front, radiator and built-in cupboard. Door to:

En Suite (8' 7" x 3' 6") or (2.61m x 1.06m)

Vinyl flooring, heated towel rail and half tiled surround. WC, wash basin and shower cubicle with power shower and extractor fan.

Bedroom 3 (9' 8" x 8' 8") or (2.95m x 2.65m)

Carpet, window to rear and radiator.

Bedroom 2 (9' 11" x 7' 4") or (3.03m x 2.24m)

Carpet, window to front, radiator and built-in wardrobe.

Bathroom (7' 6" x 5' 8") or (2.29m x 1.72m)

Vinyl flooring, window to rear and half tiled surround. WC, wash basin and bath with shower attachment and overhead power shower. Heated towel rail and extractor fan.

Outside

Rear: Paved patio seating area with gated access to the side. Storage shed to side, lawn gardens with planted borders. Timber storage shed to rear.

Front: Shared entrance leading to private driveway providing off-road parking for several vehicles. Lawn gardens with planted borders.

Services

Mains electricity, drainage, gas and water.

Gas central heating.

EPC Rating: C (72/83)

Council Tax Band: F - Powys County Council

Tenure: Freehold

Mobile Signal: Deemed Good for the area - Check with your own provider.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Tenure

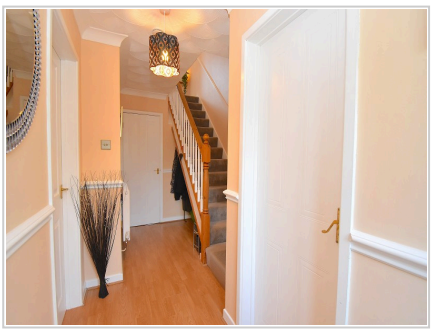
We are informed that the tenure is Freehold

Council Tax

Band F

















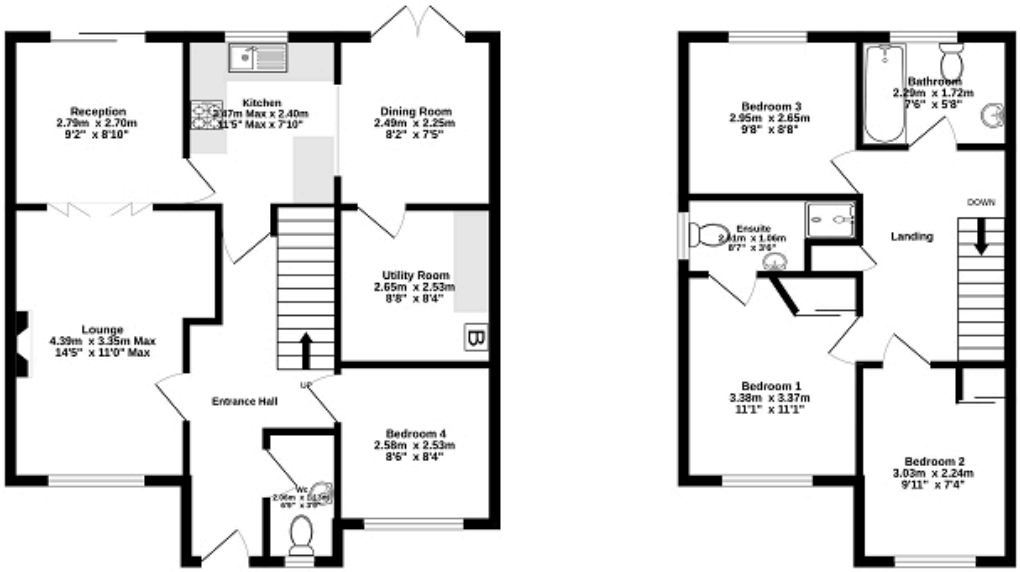






Ground Floor
58.7 sq.m. (631 sq.ft.) approx.

1st Floor
39.6 sq.m. (427 sq.ft.) approx.



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TOTAL FLOOR AREA : 98.3 sq.m. (1058 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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