Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Belle Vue Gardens
Brecon
Powys

£340,000











- Three Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Downstairs W.C
- Modern Bathroom
- Good-sized Rear Garden
- Off-Road Parking to the Front
- Well Presented Accommodation Throughout
- Wood Burning Stove
- Desirable Area

Ref: PRG10978

Viewing Instructions: Strictly By Appointment Only

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General Description

A delightful and well presented 3 Bedroom Semi-detached house, located in the central and sought-after area of Belle Vue within close distance of the town centre and amenities. The property offers spacious accommodation with off-road parking and a generous rear garden.

Accommodation

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Ground Floor

Hallway (11' 7" Max x 7' 11" Max) or (3.52m Max x 2.41m Max)

Laminate floor, Understairs Storage Cupboard, Radiator, Staircase to First Floor, Window to rear, Doors to:

Living Room (13' 11" Max x 11' 11" Max) or (4.25m Max x 3.64m Max)

Laminate Floor, Feature Bay Window & Fireplace with Wood Burning Stove, Radiator

Dining Room (10' 10" Max x 9' 11" Max) or (3.30m Max x 3.02m Max)

Laminate Floor, Radiator, Window to front

Kitchen (12' 3" Max x 7' 11" Max) or (3.73m Max x 2.42m Max)

Laminate Floor, Modern Fitted Wall & Base Units with Worktops, Fitted Electric Oven & Hob with Extractor over & 1 and half Sink/Drainer, Integral Dishwasher & Fridge/Freezer, Window to rear, Door to:

Utility Area/Side Porch (6' 0" Max x 2' 9" Max) or (1.82m Max x 0.84m Max)

Laminate Floor, Worktop with plumbing for washing machine, Door to the Rear Garden, Door to:

Downstairs Toilet (5' 11" Max x 3' 8" Max) or (1.81m Max x 1.12m Max)

Laminate Floor, Window to rear, W/C, Wash Basin

First Floor

Landing (12' 1" Max x 5' 0" Max) or (3.68m Max x 1.52m Max)

Carpeted staircase & landing, Window to Side, Loft Hatch, Doors to:

Bedroom 1 (11' 11" Max x 11' 11" Max) or (3.63m Max x 3.63m Max)

Carpet Floor, Feature Bay Window to front, Radiator

Bedroom 2 (10' 10" Max x 9' 11" Max) or (3.30m Max x 3.02m Max)

Carpet Floor, Window to front, Radiator

Bedroom 3 (11' 6" Max x 7' 11" Max) or (3.51m Max x 2.41m Max)

Carpet Floor, Radiator, Window to Rear

Bathroom (8' 6" Max x 7' 11" Max) or (2.58m Max x 2.42m Max)

Tiled Floor, 2 x Windows to rear, Built-in Storage Cupboard, W/C, Wash Basin, Roll Top Bath, Walk-in Shower Cubicle, Backlit Mirror

Outside

To the front of the property there is a driveway proving off-road parking with further graveled parking area. To the side there is gated access to the rear garden which is partly paved leading to a generous lawn garden with a raised decked seating area & pergola, as well as a timber storage shed.

Services

Mains Electricity, Gas, Water & Drainage.

Gas-fired Central Heating

Wood Burning Stove

Council Tax Band: D - Powys County Council

EPC Rating: D = 63/82

Tenure: Freehold

Broadband: Superfast Available
Mobile: Deemed Good for the area - check with your provider

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

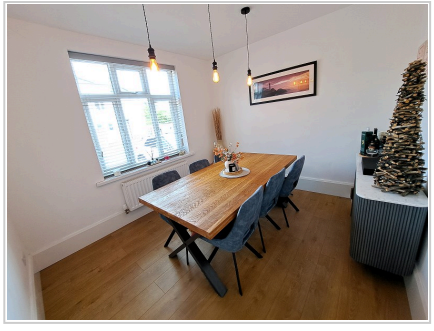
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D







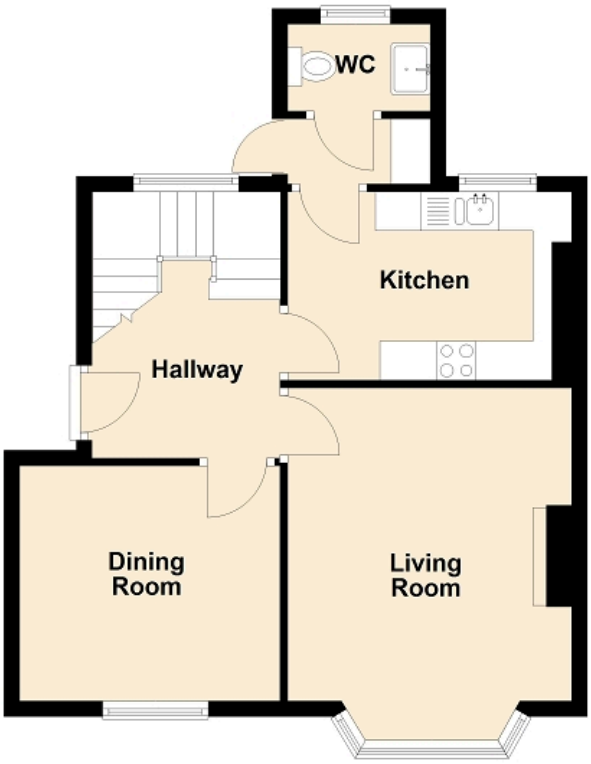








Ground Floor



First Floor



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