Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Middlewood
Cathedine
Brecon
Powys

£525,000











- Semi-Detached Barn Conversion
- Three Bedrooms
- Master En-Suite Bedroom
- Jack & Gill Bathroom Serving Bedrooms 2 & 3
- Off-Road Parking to Front
- Rear Patio Garden
- Detached Lawn Garden with Fruit Trees
- Located on a Small Courtyard Development
- Available with No Onward Chain

Ref: PRG11070

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Viewing Instructions: Strictly By Appointment Only

General Description

This charming three-bedroom semi-detached barn conversion, offers practical accommodation with ample character throughout. Located on a small courtyard development, the barn benefits from gardens, off-road parking, and is available with no onward chain.

Accommodation

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Ground Floor

Entrance Hall

Kitchen/Diner (16' 10" x 16' 4") or (5.14m x 4.98m)

Lounge (16' 9" x 14' 1") or (5.11m x 4.28m)

W.C.

Store Room

First Floor

Bedroom 1 (16' 8" x 13' 3") or (5.07m x 4.05m)

En-Suite Bathroom (10' 6" x 5' 6") or (3.21m x 1.68m)

Bedroom 2 (18' 2" x 8' 5") or (5.54m x 2.56m)

Jack & Jill Bathroom (8' 4" x 6' 5") or (2.53m x 1.96m)

Bedroom 3 (17' 10" x 5' 6") or (5.43m x 1.68m)

Landing

Outside

Rear garden with paved patio area, gravelled area with storage shed. There is side pedestrian access and an adjoining stone building housing the boiler/services.

To the front, there is a paved patio with gravelled parking area. Opposite the property, there is lawned garden with a variety of fruit trees.

Services

Mains Electricity and water.

Private Drainage - Communal Klargester

Air source heat pump.(FRONT) (Maximum measurements) (REAR) (Widening to)

EPC Rating: C (71/91)

Council Tax Band: E - Powys County Council

Tenure: Freehold

Broadband Availability: Check with your provider.
Mobile Signal: Deemed okay, check with your provider.

Management Fee of £200 per annum.

Services

Mains electricity, mains water

EPC Rating:71

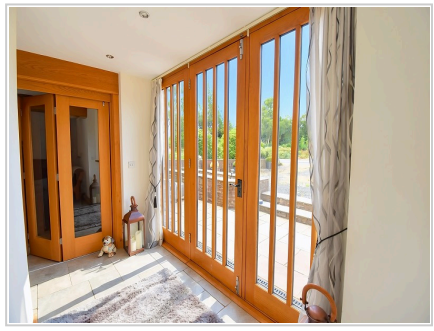
Tenure

We are informed that the tenure is Freehold

Council Tax

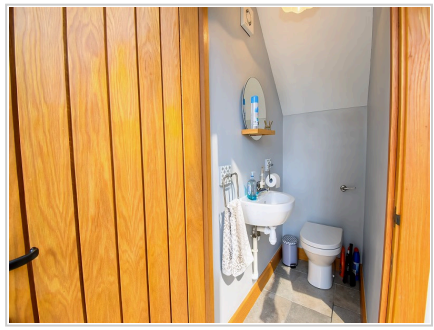
Band E

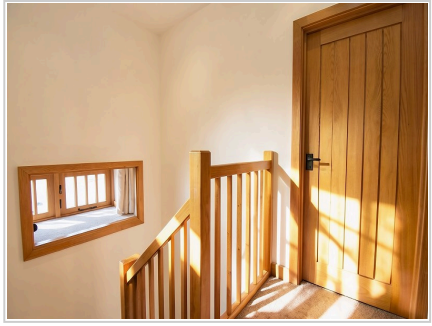


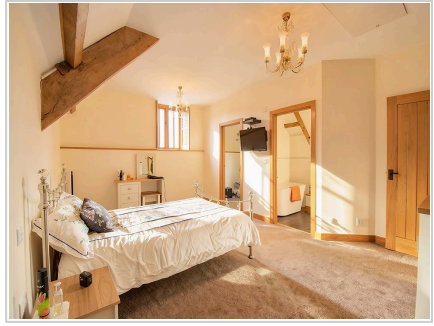


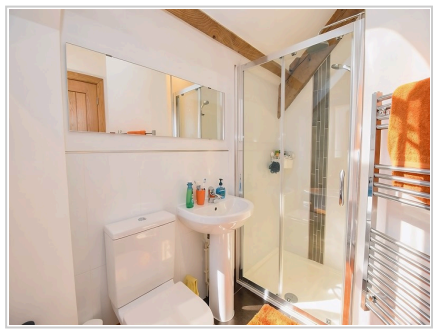


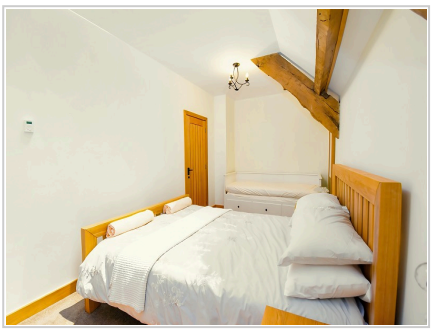


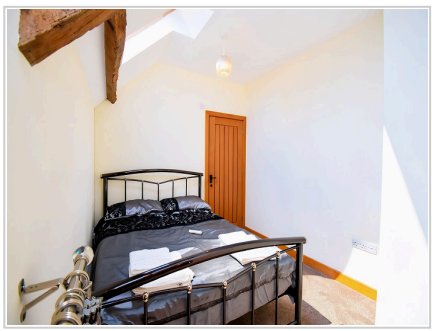








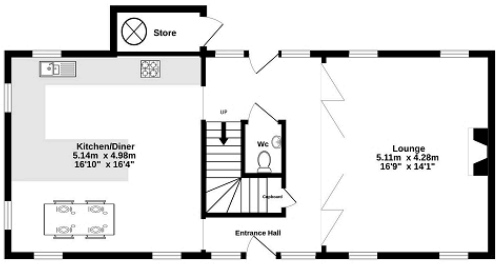




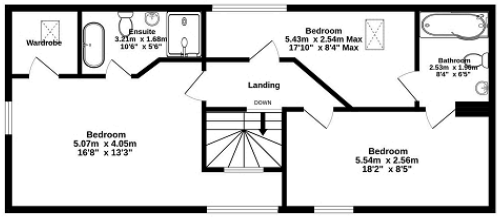




Ground Floor
65.5 sq.m. (705 sq.ft.) approx.



1st Floor
63.2 sq.m. (680 sq.ft.) approx.



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TOTAL FLOOR AREA : 128.7 sq.m. (1385 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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