Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Llys Meillion
Llyswen
Brecon
Powys

£260,000











- 3 Bedrooms
- Semi-Detached House
- Front & Rear Gardens
- Off-Road Parking
- Useful Workshop/Store
- Popular Development Position
- Village Location
- Enclosed Rear Garden
- Patio Doors
- Juliet Balcony to Main Bedroom

Ref: PRG11059

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Viewing Instructions: Strictly By Appointment Only

General Description

A Three Bedroom Semi-Detached House offering off-road parking, front & rear gardens and a useful workshop, located on a popular development within the village of Llyswen.

Accommodation

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Ground Floor

Hall (13' 6" Max x 6' 2" Max) or (4.11m Max x 1.88m Max)

Laminate floor, Radiator, Staircase to first floor, Doors to:

Kitchen / Breakfast Room (10' 1" Max x 9' 10" Max) or (3.07m Max x 2.99m Max)

Tiled floor, Windows to front and side, Radiator, Selection of fitted wall and base units with 1 and a half sink/drainer and built-in electric oven and hob with extractor over, and built-in fridge/freezer. Space for washing machine.

Living Room (16' 5" Max x 11' 8" Max) or (5.00m Max x 3.56m Max)

Carpet flooring, Radiator, Feature fireplace, Under stairs storage cupboard, Patio doors to rear garden.

W.C. (5' 9" Max x 2' 11" Max) or (1.75m Max x 0.89m Max)

Tiled floor, Window to side, Radiator, Wash hand basin, W/C, Extractor fan.

First Floor

Landing (11' 6" Max x 6' 3" Max) or (3.50m Max x 1.90m Max)

Carpeted stairs and landing area, Built-in airing cupboard, Doors to:

Bedroom 1 (12' 7" Max x 9' 10" Max) or (3.84m Max x 3.00m Max)

Carpeted flooring, Juliet balcony overlooking the rear garden, Radiator.

Bedroom 2 (12' 7" Max x 9' 9" Max) or (3.84m Max x 2.98m Max)

Carpeted floor, Window to front, Radiator.

Bathroom (5' 11" Max x 6' 2" Max) or (1.80m Max x 1.89m Max)

Tiled floor, Window to rear, W/C, Wash hand basin, P-shaped bath with electric shower and half-tiled surround, Heated towel rail.

Bedroom 3 (7' 5" Max x 7' 6" Max) or (2.27m Max x 2.29m Max)

Carpeted floor, Window to front, Radiator.

Outside

To the front of the property is a lawn garden with driveway providing off-road parking with gated access to the rear garden. To the rear of the house is a paved patio seating area leading to the lawn garden with attractively planted borders and which is fenced to all sides. To the side is where the useful workshop/store is located with covered storage area adjoining.

Workshop (13' 0" Max x 5' 5" Max) or (3.97m Max x 1.65m Max)

Services

Mains Electricity, Water & Drainage.

Air Source Heat Pump supplies the Central Heating.

EPC Rating: D = 67/85

Council Tax Band: D - Powys County Council

Mobile Signal - Deemed good for the area - check with your provider.

Broadband: Superfast Available - check with you provider

Services

Mains electricity, mains water, mains drainage

EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





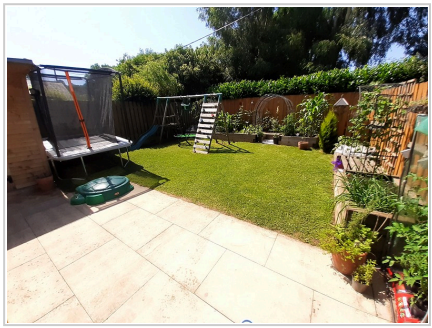








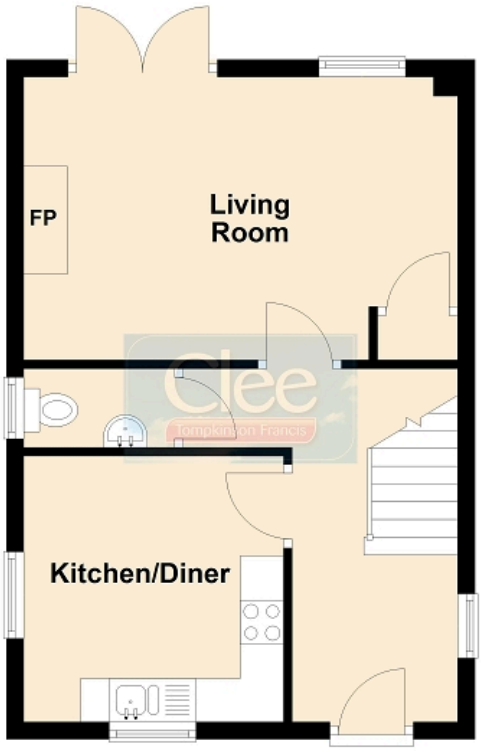


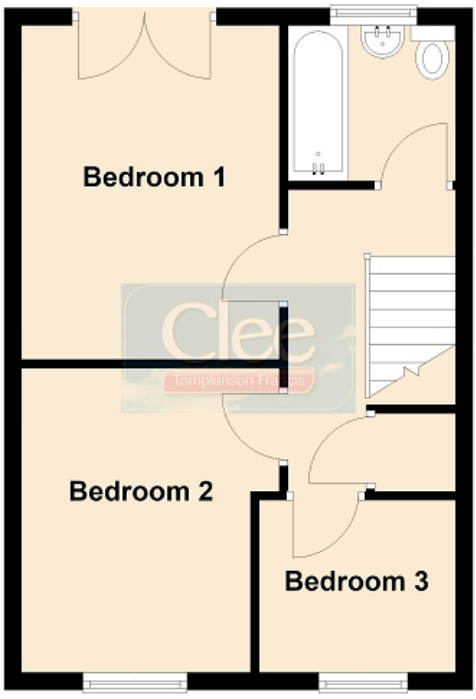




Ground Floor



First Floor



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