Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Maescelyn
Brecon
Powys

£500,000











- 4 Bedrooms
- Detached Bungalow
- Prime Town Location
- Generous Gardens
- Ample Off-Road Parking
- Garage
- Views towards the Brecon Beacons
- Spacious Living Room
- Kitchen & Utility Room
- No Onward Chain

Ref: PRG11005

Viewing Instructions: Strictly By Appointment Only

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General Description

Occupying a prime and highly sought-after position within a private cul-de-sac, the property is ideally located within close reach of Brecon town centre. The setting offers a rare combination of privacy and convenience, with the town's shops, cafés, amenities and riverside walks all within close proximity, making it one of the most desirable residential locations within the town & enjoying views towards the Brecon Beacons and Pen-y-fan.

Accommodation

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Hallway

Carpeted floor, Built-in cupboard housing the boiler, Loft hatch, Doors to:

Living Room (20' 11" x 19' 0") or (6.37m x 5.80m)

Carpeted floor, Window to front with views towards Pen-y-Fan, Fireplace, Fully glazed patio door to side, Door to Dining Room.

Dining Room (12' 1" x 10' 11") or (3.69m x 3.34m)

Carpeted floor, Window to side, Door to Kitchen.

Kitchen (12' 1" x 10' 8") or (3.69m x 3.25m)

Laminate flooring, Selection of fitted wall and base units with sink/drainer, built-in double oven with gas hob, Window to rear, Door to Rear Lobby.

Lobby (4' 3" x 4' 0") or (1.29m x 1.21m)

Vinyl flooring, Door to rear garden, Door to:

Utility Room (10' 0" x 9' 11") or (3.04m x 3.02m)

Vinyl flooring, Fitted units with sink/drainer and space for white goods and plumbing for washing machine. Window to side.

W.C. (4' 9" x 3' 5") or (1.46m x 1.04m)

Sliding door from the Hallway to cloakroom area, door to W/C with window to rear.

Bedroom 1 (14' 8" x 11' 9") or (4.46m x 3.59m)

Carpeted floor, 2 x Windows to front & side, 2 x Built-in Wardrobes.

Bedroom 2 (13' 3" x 10' 11") or (4.04m x 3.34m)

Carpeted floor, Window to front, Built-in Wardrobe.

Bathroom (8' 4" x 6' 0") or (2.54m x 1.84m)

Carpeted floor, Window to rear, Fitted bath, W/C, Wash Basin, Half-tiled surround.

Bedroom 3 (12' 1" x 11' 4") or (3.69m x 3.46m)

Carpeted floor, Window to side, Built-in wardrobe and units.

Bedroom 4 (11' 6" x 8' 4") or (3.50m x 2.55m)

Carpeted floor, Window to rear.

Garage

Up & over door.

Outside

Gated entrance leading to a large parking area and garage, proving off-parking for several vehicles. The mature and established gardens offer a selection of plants,trees, and shrubs with attractive lawn areas with paved patio seating and a terraced balcony to take advantage of the views.

Services

Mains Electricity, Gas, Water & Drainage.

Central Heating System - Underfloor Air System.

Council Tax Band: F - Powys County Council

EPC Rating: D = 60/73

Tenure: Freehold

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

Broadband - Ultrafast available.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F











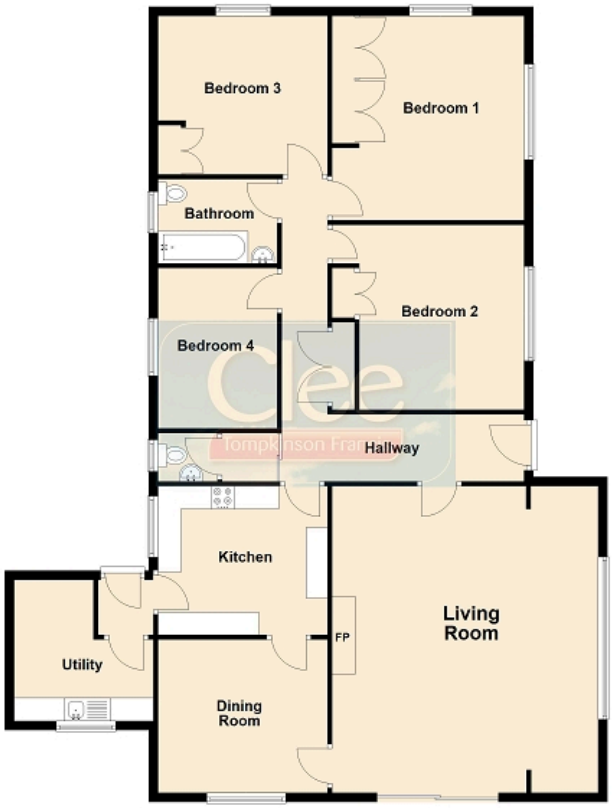








Ground Floor



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