Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Trecastle
Brecon
Powys

£395,000











- Detached Family House
- 4 Bedrooms
- Useful Loft Converted Rooms
- Two Reception Rooms
- Generous Lounge
- Kitchen/Breakfast Room
- Utility Room
- Detached Garage & Parking
- Generous Gardens
- Village Location

Ref: PRG10941

Viewing Instructions: Strictly By Appointment Only

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General Description

A detached 4 bedroom house with generous gardens, off-road parking and a detached garage, located on a small development of similar type properties, located in the village of Trecastle between the market towns of Brecon and Llandovery.

Accommodation

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Ground Floor

Entrance Porch (5' 3" Max x 3' 7" Max) or (1.59m Max x 1.10m Max)

W.C. (4' 0" Max x 3' 11" Max) or (1.23m Max x 1.19m Max)

Hallway (10' 5" Max x 7' 10" Max) or (3.17m Max x 2.40m Max)

Dining Room (10' 6" Max x 10' 1" Max) or (3.21m Max x 3.08m Max)

Lounge (21' 6" Max x 12' 2" Max) or (6.55m Max x 3.70m Max)

Kitchen/Breakfast Room (13' 2" Max x 10' 6" Max) or (4.01m Max x 3.20m Max)

Utility Room (10' 6" Max x 4' 9" Max) or (3.20m Max x 1.46m Max)

Rear Porch (5' 5" Max x 4' 5" Max) or (1.66m Max x 1.34m Max)

First Floor

Landing (12' 5" Max x 8' 10" Max) or (3.78m Max x 2.69m Max)

Bedroom 1 (11' 11" Max x 11' 1" Max) or (3.63m Max x 3.37m Max)

Bedroom 2 (11' 11" Max x 9' 1" Max) or (3.64m Max x 2.76m Max)

Bedroom 3 (11' 11" Max x 8' 10" Max) or (3.62m Max x 2.69m Max)

Bedroom 4 (9' 3" Max x 9' 2" Max) or (2.81m Max x 2.79m Max)

Bathroom (9' 2" Max x 8' 9" Max) or (2.80m Max x 2.67m Max)

Second Floor/ Loft Area

Loft Space (18' 5" Max x 10' 5" Max) or (5.62m Max x 3.17m Max)

Loft Space (11' 2" Max x 10' 5" Max) or (3.41m Max x 3.17m Max)

Outside

Gated driveway. Lawn verges surround, drive and garage to rear.

Garage (21' 5" x 14' 3") or (6.52m x 4.35m)

Electric roller shutter door, power and lighting.

Services

Mains Electricity, Water & Drainage

Oil-fired Central Heating

EPC Rating: E = 51/74

Council Tax Band: F

Tenure: Freehold

Broadband: Standard Available
Mobile Signal: Average

Services

Mains electricity, mains water, mains drainage

EPC Rating:51

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F



























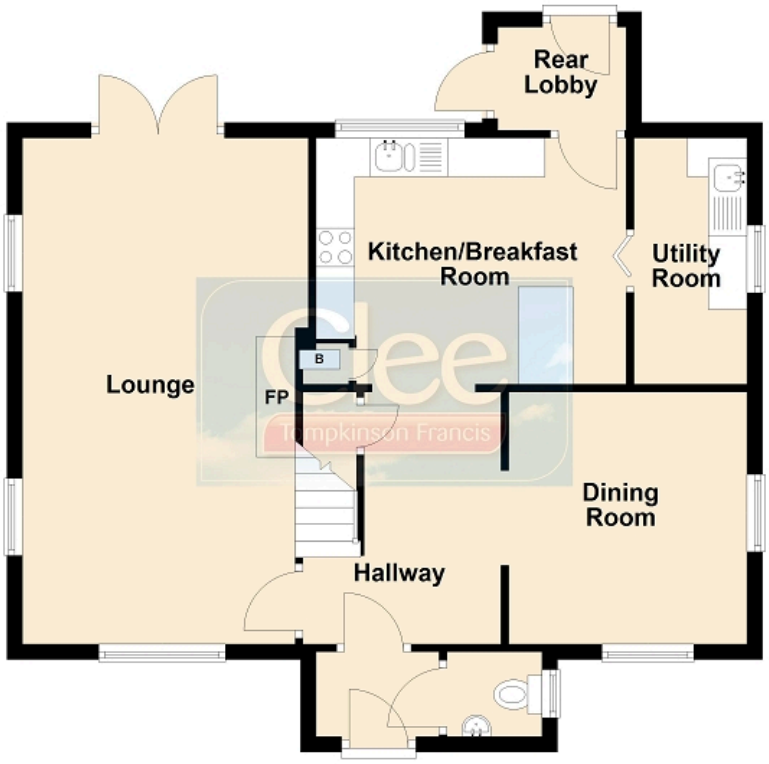








Ground Floor



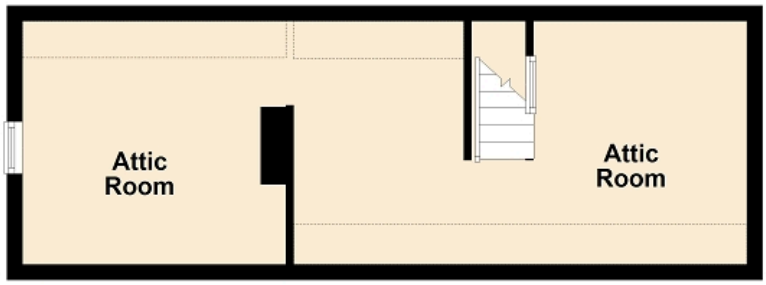
First Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



Second Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



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