



# Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Darren Road, Bwlch

Brecon

**£425,000**

- ♥ Semi-Detached Period Cottage
- ♥ Three Bedrooms
- ♥ Delightful Location Offering Spectacular Views
- ♥ Lounge / Dining Room With Wood Burning Stove





## About this property

A charming three-bedroom semi-detached cottage enjoying an enviable position on the edge of the sought-after village of Bwlch, within the breathtaking Bannau Brycheiniog National Park.

This delightful home offers well-proportioned accommodation throughout, alongside a wealth of period features. The ground floor provides a welcoming living room with exposed stone fireplace, housing a wood burning stove. The living room opens into a separate dining room off which is a well-appointed kitchen/breakfast room with dual aspect affording fabulous views across the valley and over the garden. In addition, there is a large utility room with separate entrance and a wetroom. On the first floor there are two double bedrooms and a single bedroom utilised as an office, again with dual aspect, and a family bathroom. As charming and characterful as the house is, the current owner has invested extensively in its energy efficiency. Measures taken include heating via and air source heat pump, the addition of solar panels, internal insulation and a ventilation system. The property is also fully double glazed throughout.

Externally, the property truly excels. The large, mature garden rises to the rear, thoughtfully planted with a variety of established shrubs, flowers and trees, and including a water feature, all of which create a peaceful and private setting. A greenhouse and additional outbuildings including a summerhouse (with power) offer excellent storage and potential for those with horticultural interests or seeking workspace. In particular there is a stone built and lined, former animal shelter, that has also been connected with power. In addition there is a parking area for 2/3 cars. The elevated position affords simply stunning far-reaching views across the surrounding countryside, making this an ideal retreat for those looking to enjoy the natural beauty of the area.

This is wonderful opportunity to acquire a characterful home in an outstanding location, perfect for those seeking village life with access to exceptional walking and outdoor pursuits right on the doorstep.

## Directions

From Abergavenny heading west on the A40 continue for 11.2 miles through the village of Bwlch. After the road turns sharply left take the 2nd left into Darren Road. The property can be found approximately 1/2 mile along the road on the right-hand side. The What3Words reference is [///warbler.minder.claw](https://www.what3words.com/?q=///warbler.minder.claw)

## USEFUL information

**COUNCIL TAX:** Band E. The local authority is Powys County Council – 01597 827460.

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

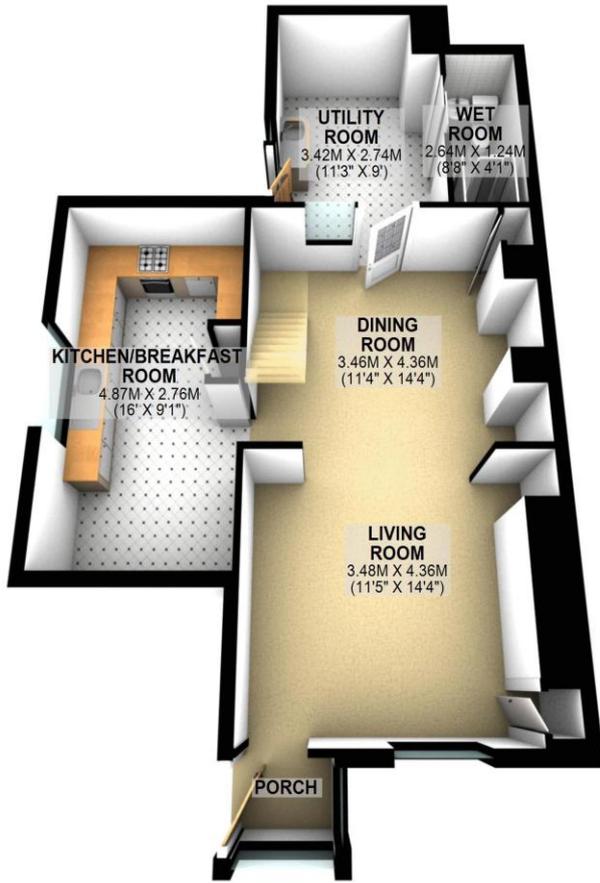
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.

### GROUND FLOOR

APPROX. 59.4 SQ. METRES (639.3 SQ. FEET)



### FIRST FLOOR

APPROX. 45.0 SQ. METRES (484.0 SQ. FEET)



TOTAL AREA: APPROX. 104.4 SQ. METRES (1123.3 SQ. FEET)



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