

# CHRISTIE

R E S I D E N T I A L



12 BUCKLAND DRIVE, BWLCH, BRECON,  
LD3 7HN

A generously proportioned four bedroom home located within the vibrant village community of Bwlch, in the heart of the Brecon Beacons National Park. The property benefits from generous living accommodation, a master bedroom with en-suite shower and off road parking.

- Four Bedrooms
- 20' Lounge
- Dining Room
- En-Suite Shower Room & Bathroom
- Downstairs WC & Utility
- Sought After Village Location

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PRICE £259,950

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## GROUND FLOOR

APPROX. 53.1 SQ. METRES (572.1 SQ. FEET)



## FIRST FLOOR

APPROX. 53.4 SQ. METRES (575.3 SQ. FEET)



TOTAL AREA: APPROX. 106.6 SQ. METRES (1147.4 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	84
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## ABOUT THIS PROPERTY

A four bedroom end of terrace home located in a small residential development in the popular village of Bwlch, with the Brecon Beacons National Park. This double fronted property offers well proportioned accommodation throughout with the ground floor comprising an entrance hall, 20' lounge with French doors to the garden, a separate dining room, fully fitted kitchen, downstairs WC and utility room. Upstairs there is a master bedroom with en-suite shower room, three further double bedrooms, and a family bathroom. Externally the property benefits from a rear garden with patio to the fore, and substantially laid to lawn. Behind the garden is a single garage and allocated parking for two cars. This is a thoroughly welcoming home enjoying a location in the heart of a vibrant village community whilst retaining easy access to the nearby towns of Brecon and Crickhowell.

## ABOUT THE LOCATION

Bwlch is a charming and popular village situated in the heart of the Brecon Beacons National Park. Located in an area of Outstanding Natural Beauty, Bwlch is only five miles from Crickhowell, just over 6 miles from Brecon and 11 miles from the historic market town of Abergavenny to the east. Access to Abergavenny provides a gateway to the National Rail and Motorway networks. The village benefits from a convenience store, post office and local pub. The nearest junior school can be found just over a mile away in the village of Llangynidr.

## DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 11 miles into the village of Bwlch. Having passed through the village with the road starting to descend take a right turn into Buckland Dive, just before the signpost for B4560 Llangorse.

## 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.

**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.