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6 Beeches Park, Boughrood, Brecon, Powys, LD3 0YJ

Price £249,500 | Freehold

A detached 4 bedroomed family home located within a small cul-de-sac of similar style properties, enjoying spacious accommodation throughout, front and rear gardens, and off-road parking.



| Hay-On-Wye Office | Tel: 01497 820778 |

6 Beeches Park is four bedroomed detached family home located in the popular village of Boughrood, positioned within a small cul-de-sac of similar style modern properties. The property enjoys spacious accommodation throughout including two reception rooms and benefits from off-road parking and gardens to both front and rear. The property is available with no-onward chain.

Boughrood and Llyswen are villages that straddle the River Wye and the main A470 Brecon to Builth road. They offer good local facilities in the form of two public houses, primary school, garage, shop, cafe, village hall, etc. The large regional centres of Brecon, Hay-on-Wye and Builth Wells are all around 10-15 minutes drive away and offer a wider range of social, shopping and leisure facilities. The surrounding countryside is particularly well known for its outstanding natural beauty with the Brecon Beacons, Black Mountains and Wye Valley providing ample walking, riding and cycling, etc.

The property comprises the following accommodation (measurements are provided for identification only):

ENTRANCE HALL - 5' x 3'11" (1.52m x 1.2m) with entrance door south.

INNER HALL - 13'2" x 5'10" (4.01m x 1.78m) with night storage heater, open understairs storage area, staircase to first floor.

LIVING ROOM - 15'3" x 13'1" (4.65m x 3.99m) with Adams style fire surround with marble hearth and electric fire, Adams coving and matching ceiling rose, night storage heater, window south, arch leading to:



DINING ROOM - 9'8" x 9'8" (2.95m x 2.95m) with patio door north to rear garden, Adams style coving and ceiling rose, night storage heater.

KITCHEN/BREAKFAST ROOM - 17'5" x 9'10" (5.3m x 3m) with extensive floor and wall units, inset one and a half bowl single drainer sink unit, fitted double oven, four ring halogen hob, extensive worktop areas, fridge, freezer, washing machine, dishwasher and tumble drier, breakfast bar, display cupboards, wine rack, two windows north and door west.



SITTING ROOM - 18'8" x 9' (5.7m x 2.74m) with windows south and west, built-in bar in stone with slate top and shelf, night storage heater, coved ceiling.



FIRST FLOOR

LANDING AREA - 10'1" x 5'1" (3.07m x 1.55m) with airing cupboard with lagged tank, slatted shelves and immersion heater, night storage heater, access hatch to loft space which is partly boarded.



BEDROOM 1 - 14'11" x 11'6" (4.55m x 3.5m) with extensive fitted Schreiber furniture incorporating wardrobes on either side of the bedhead with bedside cabinet and corner display units, fitted cupboards over, matching dressing table, chest of drawers with end display shelves, fitted hand basin with cupboard under and large mirror over with shaver light, spotlight, night storage heater, two windows south with extensive views.

BEDROOM 2 - 13'1" x 9'2" (3.99m x 2.8m) with fitted recess wardrobe with hanging rail and shelves, panel heater, windows south and west, high level storage cupboards.

BEDROOM 3 - 9'10" x 9'4" (3m x 2.84m) with window north with views, panel heater, fitted recess wardrobe with hanging rail and shelf.

BEDROOM 4 - 9'6" x 9'2" (2.9m x 2.8m) with window north with views, panel heater, fitted wardrobes and high level cupboards, drawers and matching dressing table/desk.

BATHROOM - 8' x 5'11" (2.44m x 1.8m) with panelled bath with shower and glazed screen over, pedestal hand basin, low flush WC, pine panelled ceiling, extensive wall tiling, wall mounted heater, Scandinavian style heated towel rail, shaver point, window north.

OUTSIDE

The property stands on the edge of the estate nearest to the village at the end of a small cul-de-sac with just one other property beyond. To the front is a lawned garden and ample space for turning and parking. The rear garden is a particular feature with an extensive patio area forming an ideal summer BBQ area. Beyond this is a lawned area with attractive flowerbeds and high level fencing.



SERVICES

We are informed that the property is connected to mains water, electricity and drainage.

HEATING

Night storage heaters.

COUNCIL TAX

Band F.

TENURE

We are informed that the property is of freehold tenure.

DIRECTIONS

Llyswen is on the A470, roughly equidistant between Hay, Builth and Brecon. On the northern edge of the village, take the last right hand turning, next to the Bridgend Inn, signposted for Boughrood. Take the second left into Beeches Park and then take the first left, then bear right at the end and the property is the second on the left hand side.

VIEWING

By appointment through McCartneys LLP - 01497 820778. Out of office hours contact Ryan Williams on 07971 289368 or Rob Fearnley on 07711 875703.

DETAILS

Last Updated 26 May 2015

NOTICE

All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. REGISTERED NO: OC310186



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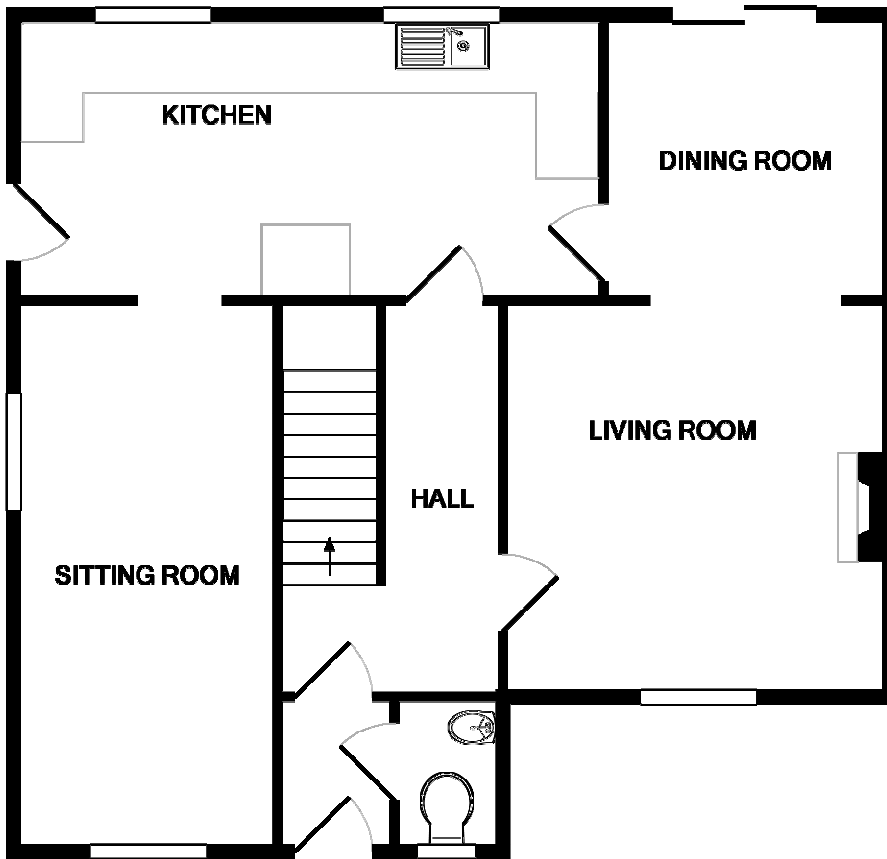
Simon Edwards MRICS IRRV

Tel: 07814475839

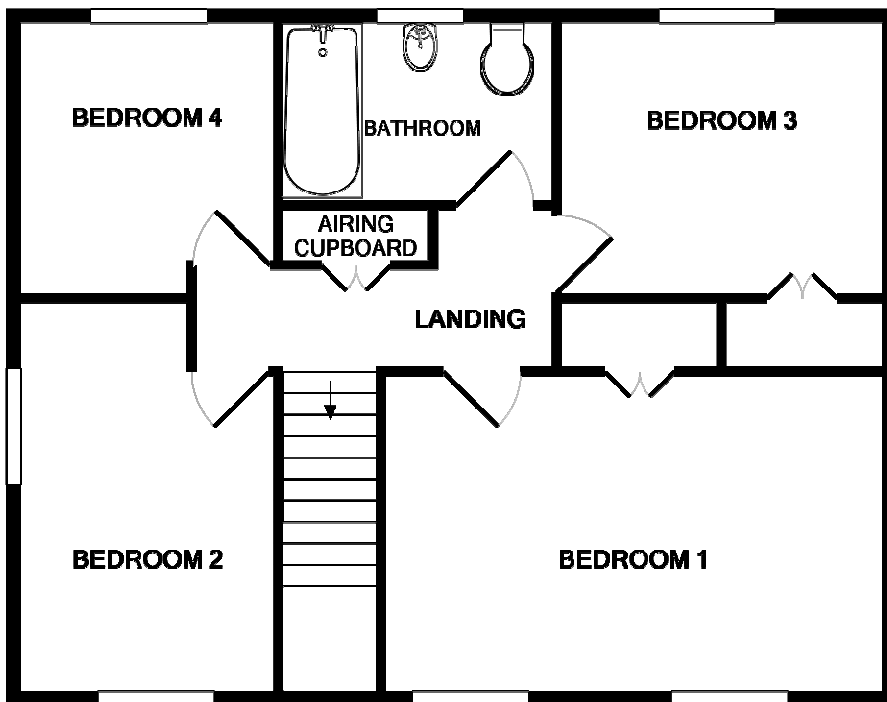
email: simon.edwards@mccartneys.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 776 SQ.FT.
 (72.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 689 SQ.FT.
 (64.0 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 SQ.M.)
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