



Downside, Heol-y-Garreg, Battle. Powys. LD3 9RN





Sunderlands

Residential Rural Commercial

Downside
Heol-y-Garreg
Battle
Brecon
Powys
LD3 9RN

Summary of features

- Attractive contemporary style bungalow
- Stunning views of The Brecon Beacons
- Close to Brecon Town
- Air-source heat pump and P.V. panels

Brecon 3.6 miles
Hay-on-Wye 19 miles
Abergavenny 24 miles

Description

A charming and contemporary style bungalow greatly improved by the current owners with beautifully presented accommodation and stunning views of the Brecon Beacons.

Location

The property is found in an elevated position in a popular village, just a few miles north of Brecon, giving excellent access to services and facilities.

Battle is found only a few miles from the popular town of Brecon which offers an excellent range of services and facilities including both state and private educational establishments and a wide range of leisure facilities, shops, public houses, restaurants and banks. Very close to Brecon is The Brecon Beacons National Park offering excellent walking and recreation and absolutely marvelous views. The nearest trains station is found in Abergavenny and the closest motorway connection is at Newport for the M4.

Accommodation

The property has been extensively modernized and improved by the current owners including a total refit throughout of bathrooms, flooring kitchen, re-wiring and a new air-source central heating system.

It is also understood that the property has been also completed with upgraded insulation and re-fitted windows taking advantage of the exceptional views of The Brecon Beacons.

The accommodation in more detail comprises as follows:-

The property is accessed via the entrance hall with a cloak cupboard and a further storage cupboard, a corridor gives access to an exceptional open-plan kitchen/dining room/living room.

The kitchen has excellent fittings including an eye-level oven, a steam tap with 1½ bowl sink, a fitted fridge-freezer and induction hob - with an extractor hood and low level lighting.

The dining area enjoys beautiful views and has a lovely light and airy feel to it as does the sitting room with a picture window overlooking the southerly aspect.

The utility room has a separate outside door with plumbing for a washing machine, fitted kitchen units and a sink.

The main bedroom benefits from built-in cupboards and an en-suite wet room with a shower with a central drain and glazed shower cubicle, a corner w.c., an inset wash hand basin and a window to the side aspect.

Bedroom 2 is of good proportion with a wardrobe, laminate flooring and a window to the rear.

Bedroom 3 is also used as a study with a set of double doors overlooking the stunning views and has a laminate floor. Bedroom 4 is also currently used as a workroom with a door to the rear and a window to the side aspect. The bathroom is very well fitted with a close coupled w.c., a wash hand basin, a corner shower cubicle, tiled walls and an extractor fan.

The measurements are as follows:-

Entrance Hall

Bedroom 1 3.57m x 4.96m (max)
(11'9" x 16'3")

Open Plan Kitchen/Dining/Sitting Room 8.62m x 3.58m (28'3" x 11'9")

Sitting Room Area 3.64m x 3.77m
(11'11" x 12'4")

Bedroom 2 2.7m x 3.98m
(8'10" x 13'1")

Utility 2.93m x 1.63m (9'7" x 5'4")

Bedroom 3/Study 2.69m x 3.88m (8'10" x 12'9")

Bedroom 4/Study 2.51m x 2.98m (8'3" x 9'9")

Bathroom 1.88m x 2.35m
(6'2" x 7'9")

Outside

The property is approached via the development driveway into an enclosed parking area with double five bar wooden gates.

To one side there is a concrete panel garage with an electric up and over door with power and lighting.

It is also understood that there is planning consent to move the garage to create a larger driveway area (please ask to see further plans). The new tarmac area also has an area to the side with Cotswold stone. Leading around the side of the property is a set of steps to an attractive patio area and a path leads to the side with access to a raised deck area taking advantage of the stunning views with the balustrade being glazed thus giving an un-impaired view. A set of steps leads down the front lawn being enclosed by a hedge with a storage area found under the deck. A doorway at the side of the garden gives access into the cellar with two low level areas giving good storage space.

Tenure

Freehold with vacant possession upon completion.

Services

We are advised that the property is connected to mains water and mains electricity. Septic tank drainage. There is an air-source pump central heating system. The property is also equipped with photovoltaic panels, purchased by the current owner with a feed in tariff to the National Grid (further details of the feed-in rates can be obtained upon request).

Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council Band "F".

Directions

From Brecon proceed in a north westerly direction out of the town signposted to Cradoc on the Cradoc Road. Continue along this road to the village of Cradoc and proceed through the village and through the next village Battle. Once through the village on the right hand side there is a turning to Heol -y-Garreg. Turn into the development and the property will be found at the end on the right hand side.

(Please note there will be a For Sale Board on the outside of the property but one will need to turn into Heol-y-Garreg to access the property).

Viewing and Contact Details

All viewings must be arranged through the selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-5.00pm.

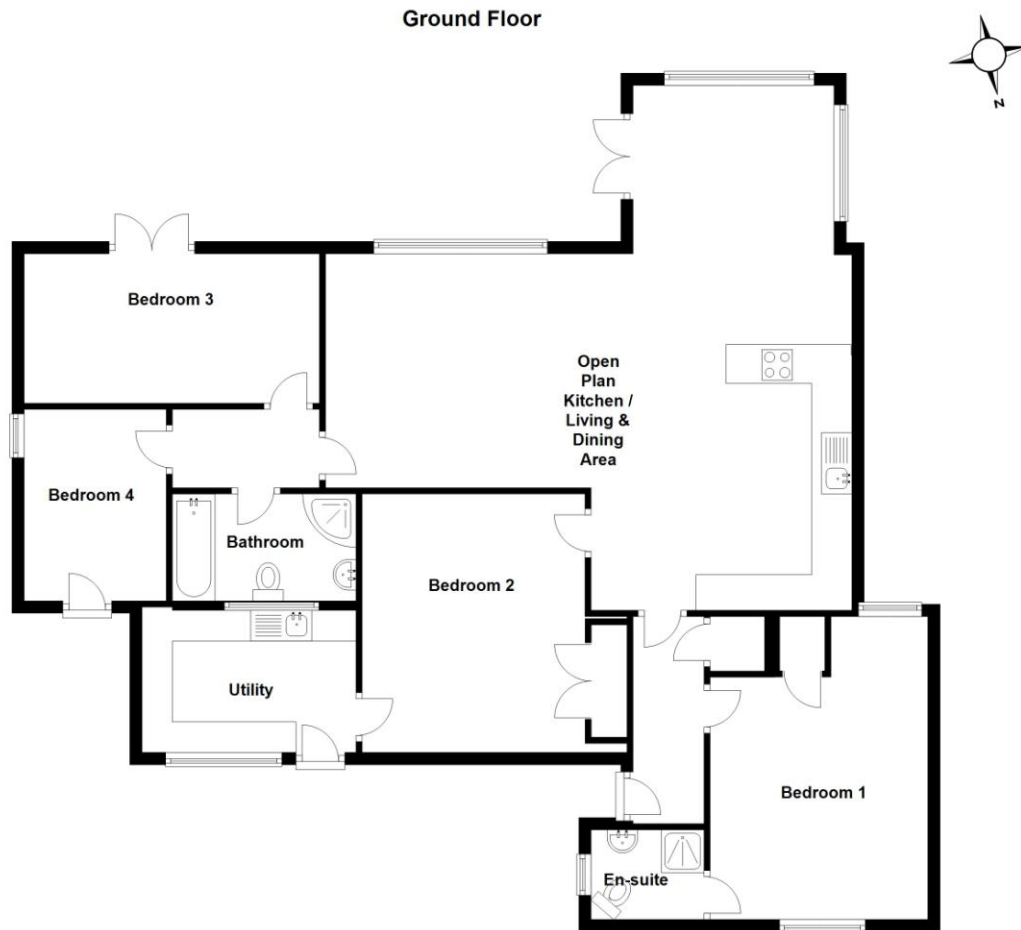
Sat 9.00-1.00pm.

Out of hours contact

Harry Aldrich-Blake 07717 410757







Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522
Email: hay@sunderlands.co.uk

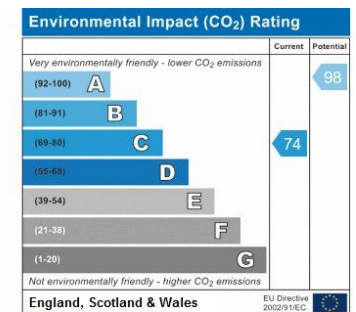
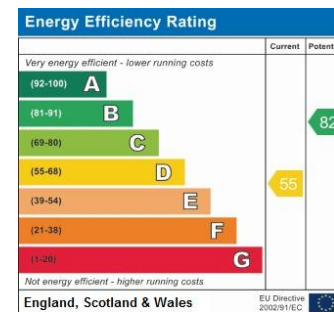
Hereford Branch

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www.sunderlands.co.uk

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Address:
Downside Battle Brecon Powys LD3 9RN

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.