



15, Beeches Park, Boughrood, Powys. LD3 0YJ





**15 Beeches Park
Boughrood
Powys
LD3 0YJ**

Summary of features

- Excellent detached bungalow
- Generous three bedroom accommodation
- Pleasant gardens to the front and rear
- Garaging and parking
- Found on this excellent and mature development

**Hay-on-Wye 8 miles
Brecon 10 miles
Abergavenny 22 miles**

Description

A delightful detached and beautifully presented three bedroom bungalow found in a popular and mature residential area on the edge of Boughrood village.

Situation

The villages of Boughrood and Llyswen are located on either side of the River Wye and both offer a range of services and facilities including a new primary school, petrol station/village store, churches, public houses and a café.

Overall this is a thriving community with many recreational activities. Both Brecon and Hay-on-Wye are approximately a twenty minute drive away, both offering a wider range of shops and facilities.

The Accommodation

The property offers spacious accommodation which has been greatly improved in recent times.

The property is entered via the entrance hall which has a cloakroom with close coupled w.c., a wash hand basin and a window.

The sitting room has a dining area and has windows to the front and side aspects.

The kitchen has been recently fitted with an excellent range of work units with both eye and base level units as well as roll top surfaces and a 1½ bowl sink, an electric

oven and hob and extractor fan. From the kitchen there is a door leading to the rear garden.

Along the corridor are three bedrooms, two of which are considered double in proportion with the main bedroom having a set of French windows leading out to the rear garden.

The bathroom comprises of a white suite with a panel bath with a shower and shower screen, close coupled w.c., a wash hand basin and a window to the side.

Outside

The property has a generous driveway with parking for several vehicles and a area of level lawn.

The garage has an up and over door with power and lighting and a side door. The rear garden is level and has interspersed borders and a panel fence.

Services

We are advised that the property is connected to a mains water supply, mains electricity and mains drainage. There is oil-fired central heating. Please note the services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys Council Band "E".

Directions

From Hay-on-Wye take the B4350 towards Glasbury-on-Wye continue through and proceed onto the A438. On passing through Three Cocks turn right where signposted to "Builth Wells" on the A479 and continue to the roundabout taking the second exit right and continue into the village of Llyswen. Just before leaving Llyswen take the right hand turning (adjacent to the Bridge Inn public house) over the river bridge and into Boughrood. Continue past the village stores and past the turning to Station Road and take the next left hand turn into Beeches Park. Proceed along the development road and take the second turning on the left-hand side and No 15 will be found on the left hand side, as indicated by the agent's For Sale Board.

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



Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822522

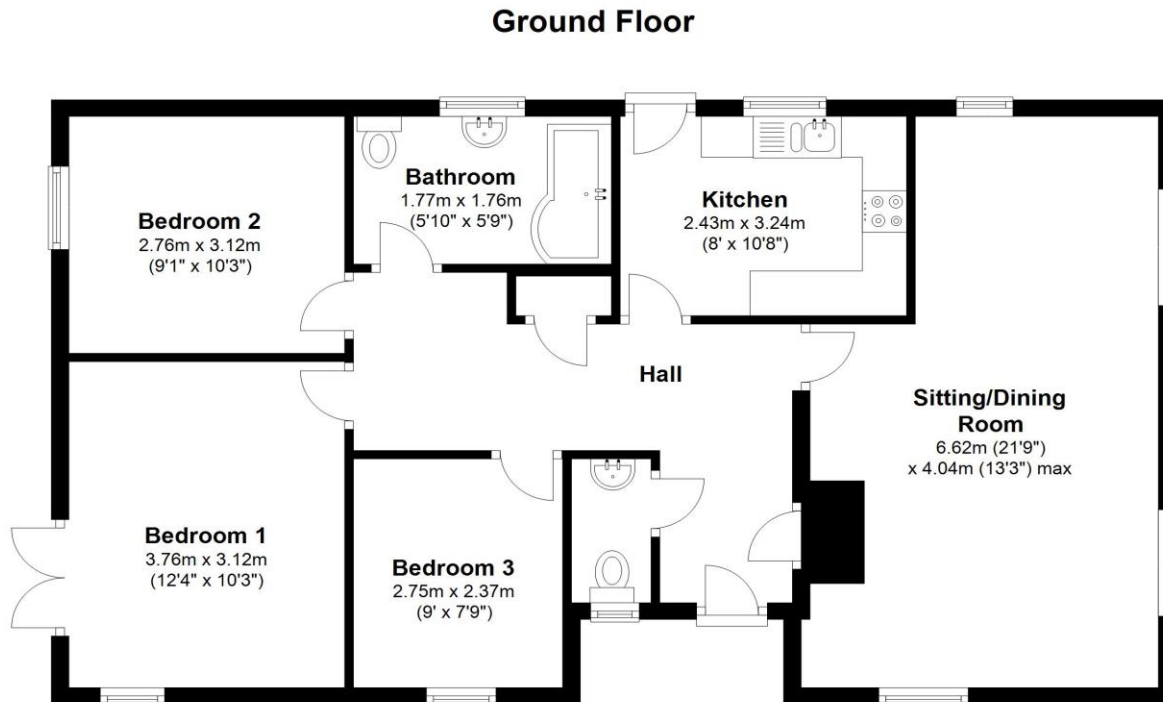
Email: hay@sunderlands.co.uk

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356161

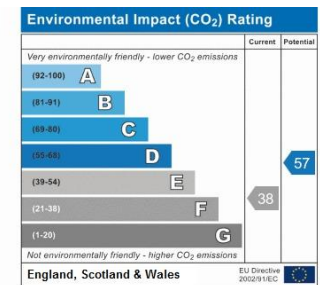
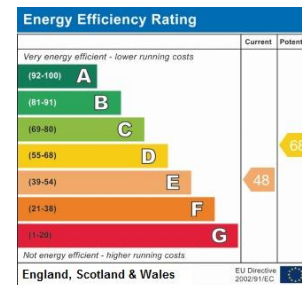
Email: hereford@sunderlands.co.uk

www.sunderlands.co.uk



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Address:
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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.