

Ty'r Teulu

Velindre, Brecon, Powys



Ty'r Teulu
Velindre
Brecon
Powys
LD3 0SY

- *Deceptively spacious and versatile four-bedroom home*
- *Light-filled reception room and conservatory*
- *Recently refitted contemporary kitchen with integrated appliances*
- *Gated driveway with ample parking*
- *Beautifully landscaped gardens with raised bed, gravel pathways and terrace*

Hay on Wye 6.5 miles
Brecon 11.5 miles
Abergavenny 26 miles

INTRODUCTION

A deceptively spacious and beautifully presented modern home offering versatile four-bedroom accommodation. The impressive first-floor principal bedroom benefits from an en-suite bathroom and enjoys delightful far-reaching views towards the Brecon Beacons. Three further bedrooms are situated on the ground floor, providing flexible living arrangements for families, guests, or those seeking single-level accommodation.

LOCATION

Nestled in the heart of the picturesque Wye Valley, Velindre is a charming rural village situated just a short distance from the renowned market town of Hay-on-Wye. Famous for its independent bookshops, vibrant cultural scene, and internationally acclaimed literary festival, Hay-on-Wye offers an excellent range of everyday amenities, cafés, restaurants, and leisure facilities. The surrounding countryside provides outstanding opportunities for walking, cycling, horse riding, and outdoor pursuits, with the Black Mountains and Brecon Beacons National Park within easy reach. The area combines the tranquillity of country living with excellent access to neighbouring market towns and the wider region.



ACCOMMODATION

The property is entered via a welcoming reception hall, creating an immediate sense of space and warmth. On the ground floor are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, together with a well-appointed shower room. A third bedroom, currently utilised as a study, offers flexibility to suit a variety of requirements.

A practical utility room is fitted with storage cupboards and work surfaces and provides external access to the driveway.

A short flight of steps leads to a superb reception room, flooded with natural light and enjoying direct access to the garden through glazed doors. This attractive living space offers a wonderful connection with the outdoors and can be enjoyed throughout the year. Double doors open into a conservatory, which overlooks the beautifully landscaped gardens and surrounding countryside.

Stairs rise from the hallway to the first floor, where an open-plan dining area features a Juliet balcony perfectly positioned to capture the exceptional views. Adjacent to the landing is a spacious double bedroom with en-suite bathroom, while a separate cloakroom provides additional convenience.

The recently refitted kitchen has been thoughtfully designed and finished to a high standard, incorporating a 1½ bowl sink, integrated dishwasher and fridge, eye-level oven, and gas hob.





OUTSIDE

The property is approached via a quiet village lane leading to a gated driveway, providing ample parking for several vehicles. A detached garage benefits from an up-and-over door, separate pedestrian access, power, and lighting.

The delightful gardens have been expertly landscaped and feature gravel pathways, raised vegetable beds, established shrubs, and a wildlife pond. A paved terrace, accessed directly from the reception room, provides an ideal setting for outdoor dining and entertaining while enjoying the peaceful surroundings.

SERVICES

Mains electricity, water and drainage and oil-fired central heating.
Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours: Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Powys County Council Band "F"

DIRECTIONS

What3words ///prelude.overt.stones



ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Sunderlands LLP for themselves and for the

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	67	70
England & Wales		
	EU Directive 2002/91/EC	



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Approximate Area = 1897 sq ft / 176.2 sq m

Garage = 268 sq ft / 24.8 sq m

Total = 2165 sq ft / 201 sq m

For identification only - Not to scale

