

9 Mount Street

Brecon, Powys LD3 7LU



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Powys
LD3 7LU**

- *Just metres from Brecon Town centre*
- *Contemporary modern home filled with light*
- *Well-balanced living space*
- *Views over town to the Brecon Beacons*
- *Private yet very accessible*
- *Garage for 4/5 cars with turntable*

**Brecon 0 miles
Abergavenny 20 miles
Cardiff 42 miles**



INTRODUCTION

Occupying an exceptional position just moments from the heart of Brecon town, this striking architect-designed residence represents one of the town's most distinctive contemporary homes. Constructed using an innovative steel-frame design and completed to an exacting standard, the property was designed by a well known local architect and received the prestigious Powys LABC Building Excellence Award in 2013, recognising the quality of its construction.

Thoughtfully conceived to maximise natural light and its elevated south-facing aspect, the house is characterised by extensive glazing that creates a seamless connection between the principal living spaces and a superb sun terrace. From here, panoramic views extend across the rooftops of Brecon towards the majestic peaks of the Brecon Beacons, providing a spectacular backdrop throughout the seasons.

The beautifully appointed accommodation has been designed for modern living, centred around an impressive open-plan kitchen, dining and living space that is equally suited to everyday family life and entertaining. Four generously proportioned bedrooms and three contemporary bathrooms provide flexible accommodation, while clean architectural lines, carefully considered proportions and high-quality finishes combine to create a home of exceptional style and comfort.

Outside, the manageable landscaped gardens have been designed to complement the contemporary architecture, providing attractive outdoor spaces that are both private and easy to maintain. A particular feature is the integral garage located beneath the house, together with an ingenious vehicle turntable, allowing vehicles to enter and exit with ease—an innovative solution rarely found in residential property.

Rarely does such a home become available in Brecon. Combining award-winning architecture, exceptional design, breathtaking views and the convenience of being just a stones throw from the town centre, this is a truly unique property that offers an outstanding contemporary lifestyle in one of Mid Wales' most desirable locations.

LOCATION

Enjoying an enviable position just a stone's throw from the centre of the historic market town of Brecon, the property offers the rare combination of contemporary living and exceptional convenience. A wide range of independent shops, cafés, restaurants, supermarkets and leisure facilities are all within a few minutes' walk, together with the town's theatre, cinema and canal basin. Despite its central location, the house enjoys a peaceful elevated setting with superb south-facing views across the town towards the Brecon Beacons National Park. Excellent road links via the A40 and A470 provide easy access to South Wales, Herefordshire and the wider motorway network, making this an ideal location for both permanent residence and those seeking a stylish lock-up-and-leave home.

The River Usk, renowned for its outstanding salmon and trout fishing, meanders through the valley nearby, while the dramatic landscapes of the Central Beacons offer endless opportunities for outdoor adventure. Despite its peaceful rural setting, the property enjoys excellent access to the A40 and A470, providing convenient connections to Hereford, Cardiff.





ACCOMMODATION

The principal accommodation is arranged over two beautifully designed floors, with an extensive garage and ancillary accommodation beneath, accessed directly from neighbouring Mount Street. A flight of steps leads to the main entrance, where a glazed front door opens into a welcoming reception hall. Filled with natural light, this impressive space features an east-facing window, a useful coats cupboard and a striking glazed floor, allowing daylight to filter through to the level below. A passenger lift, serving all three floors, further enhances the practicality and accessibility of the house. Completing this level is a contemporary shower room fitted with a WC, wash hand basin and shower enclosure.

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining and living space. Designed to maximise its enviable south-facing aspect, an entire wall of glazing incorporates a series of sliding doors opening onto the raised terrace, creating a seamless connection between the interior and outside while framing breathtaking views across Brecon towards the Brecon Beacons.

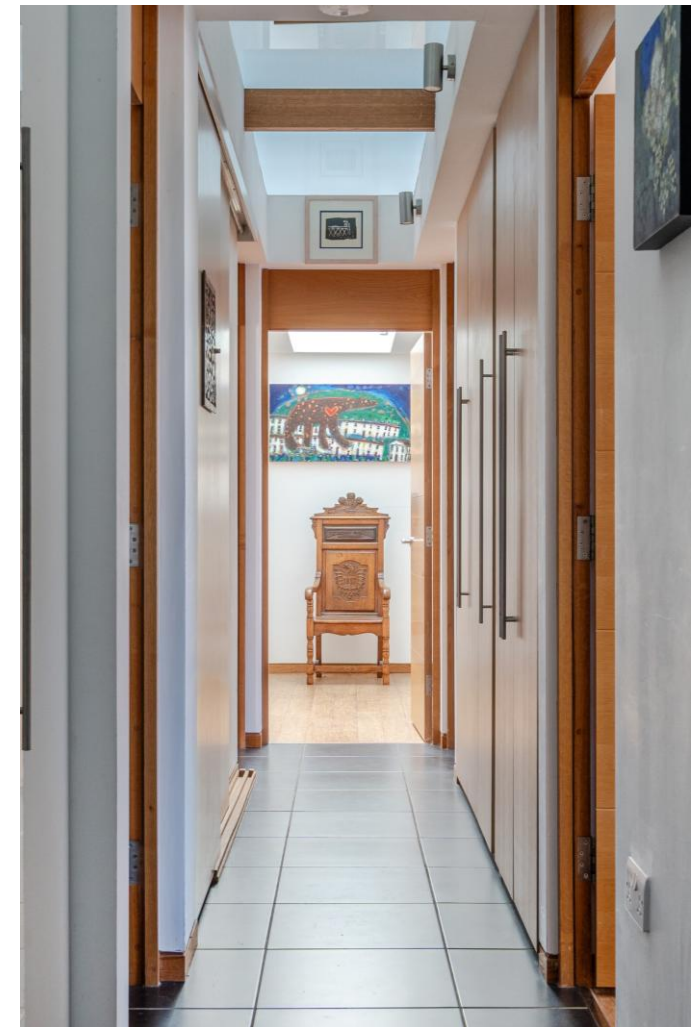
The kitchen is beautifully appointed with an extensive range of contemporary cabinetry, complemented by a central island, integrated Neff appliances, an inset sink and generous preparation space. Bamboo flooring flows throughout the room, interrupted by feature glazed floor panels that allow natural light to reach the lower level, reinforcing the home's innovative architectural design.

To the rear of the open-plan space is an intimate sitting room, separated by a sliding pocket door,

allowing it to function either as part of the principal living area or as a more private retreat when required. Also on this floor is a dedicated home office, thoughtfully fitted with extensive shelving, providing an excellent environment for home working or study.

The lower principal floor is devoted to the bedroom accommodation and is arranged around an inner hallway incorporating a plant room, laundry area. There are four well-proportioned bedrooms, all benefiting from built-in storage. The principal suite enjoys an extensive range of fitted wardrobes together with a stylish en suite bathroom, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Beneath the house, the lower ground floor provides exceptional ancillary accommodation, including extensive storage, a sauna, a workshop and a remarkably spacious integral garage. A particular feature is the integrated vehicle turntable which enables entry and exit in a forward gear and parking for up to four vehicles,









GARDENS AND GROUNDS

The property occupies a modest yet thoughtfully designed plot, where every element has been carefully planned to complement the contemporary architecture and maximise enjoyment of the outdoor space. A superb raised, south-facing terrace extends directly from the principal living area, providing an exceptional setting for outdoor dining and entertaining while taking full advantage of the far-reaching views across Brecon towards the Brecon Beacons.

Below, a sheltered sunken terrace offers a remarkable degree of privacy, creating a peaceful retreat ideal for relaxing throughout the day. The gardens are further enhanced by areas of lawn and attractively planted raised beds, introducing colour and seasonal interest while remaining relatively low maintenance. Together, the outdoor spaces provide an ideal balance of practicality, privacy and stunning scenery, perfectly complementing this award-winning contemporary home.





SERVICES

The property is connected to mains electricity, water and drainage. Air source heat pump heating system.

PV solar panels generate electricity and benefit from a government subsidy paid annually. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council - Band "G"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

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 preparing these particulars.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



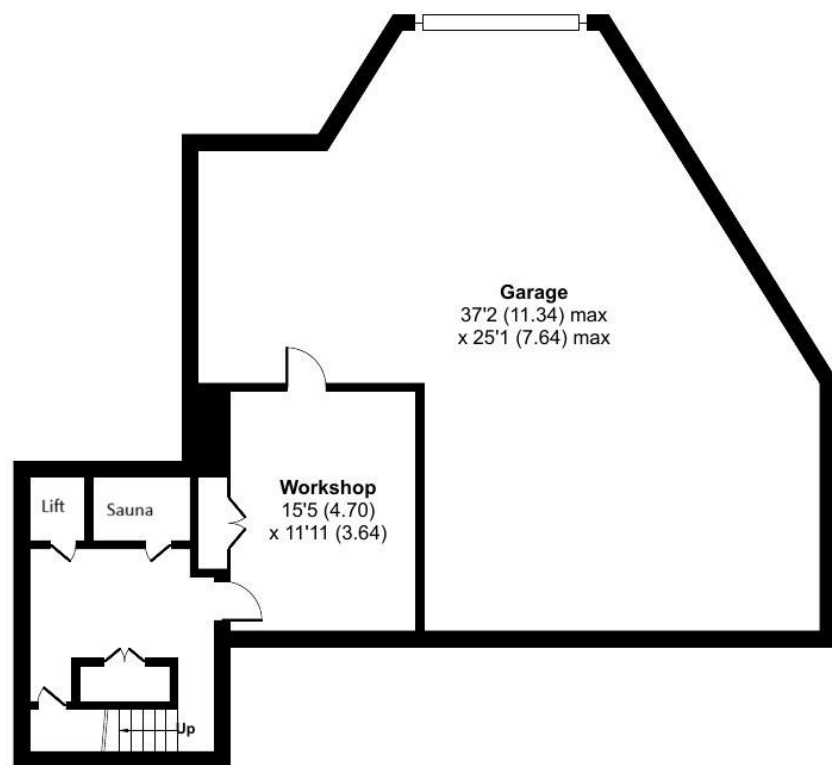
Mount Street, Brecon, LD3

Approximate Area = 2620 sq ft / 243.4 sq m

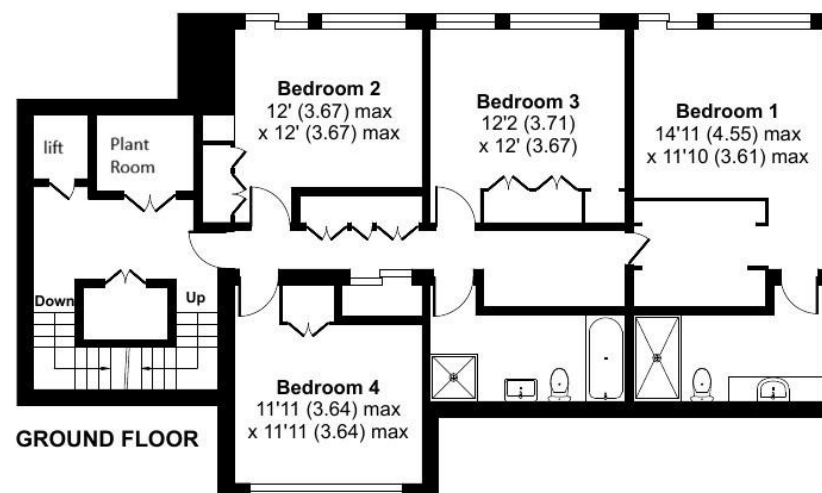
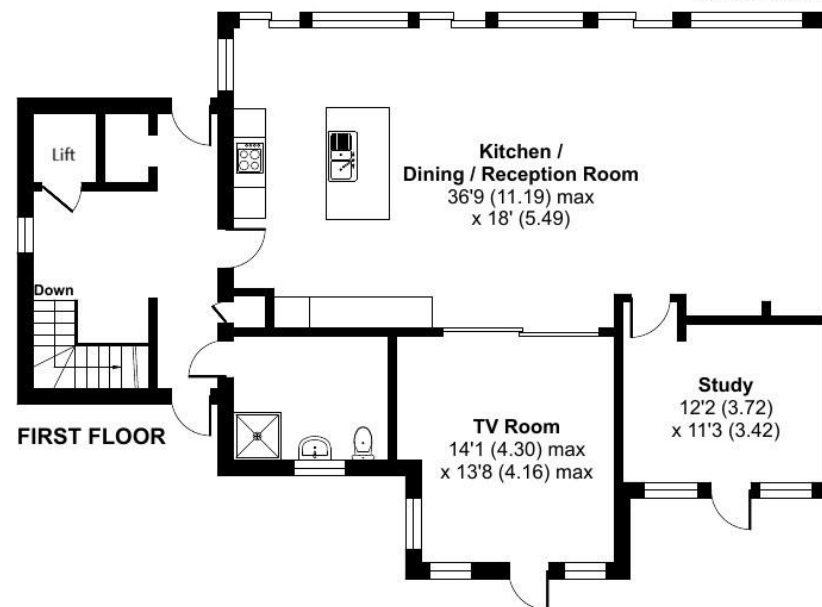
Garage = 1211 sq ft / 112.5 sq m

Total = 3831 sq ft / 355.9 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



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