



5 Bell Street, Talgarth, Brecon, Powys, LD3 0BP



Sunderlands
Residential Rural Commercial



**5 Bell Street
Talgarth
Brecon
Powys
LD3 0BP**

Summary of features:-

- A mid-terrace period property
- In need of modernisation and improvement
- Found in a quiet location in Talgarth

Guide Price £150,000

**Hay-on-Wye 8 miles
Brecon 9 miles
Abergavenny 18 miles**

Description

5 Bell Street is a mid-terrace property found close to the centre of Talgarth. The property has formerly been a tearoom however latterly has been used as a residential dwelling.

The property is in need of modernisation and improvement and offers generously proportioned accommodation.

Situation

The property is situated in the historic market town of Talgarth at the foothills of the Brecon Beacons and within the Bannau Brycheniog National Park.

Talgarth offers a good range of facilities including a primary school, medical practice, Co-op supermarket, newsagents and butchers along with several cafes and public houses.

The Old Mill has recently been refurbished and is a popular tourist attraction all year round.

The larger towns of Hay-on-Wye and Brecon 8 and 9 miles away respectively offer a further extensive range of facilities and services.

Located within the Brecon Beacons National Park, the area offers an abundance of beautiful countryside, stunning views and extensive opportunities for outdoor leisure activities.

The Accommodation

The property is entered via the front door into an entrance hall with a tiled floor leading into the kitchen.

The kitchen has a range of fitted kitchen units, a stainless-steel sink, space for an electric cooker, a former fireplace and a window. A doorway leads into the outer porch/utility area and downstairs W.C.

To the front of the property there is a sitting-room which was formerly the tearooms with an opening leading through to the kitchen and a further opening leading to a storage & utility area.

From the kitchen, a staircase leads to the first-floor landing giving access to three bedrooms and a generous storeroom.

The bathroom is accessed via the main bedroom and comprises a panel bath with a shower over, close-coupled W.C. and a wash-hand basin.

Outside

Just beyond the porch there is a covered area where there is also a further storage area under the large rear porch.

Services

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

Council Tax Band

Powys County Council "C".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, head in a westerly direction towards Brecon on the B3450 continuing through Glasbury-on-Wye and Three Cocks. Just before leaving Three Cocks take the left-hand turn onto the A4078 (signposted to Talgarth). Continue along this road into the 20mph speed limit and then turn left into Hay Road.

Proceed along the road into the centre of the town, through the main square and over the bridge. Bear left immediately into Bell Street where the property will be found on the left-hand side as indicated by the agents For Sale board.

What3words -

[///front.shipyards.motivates](https://www.what3words.com/#!/front.shipyards.motivates)

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

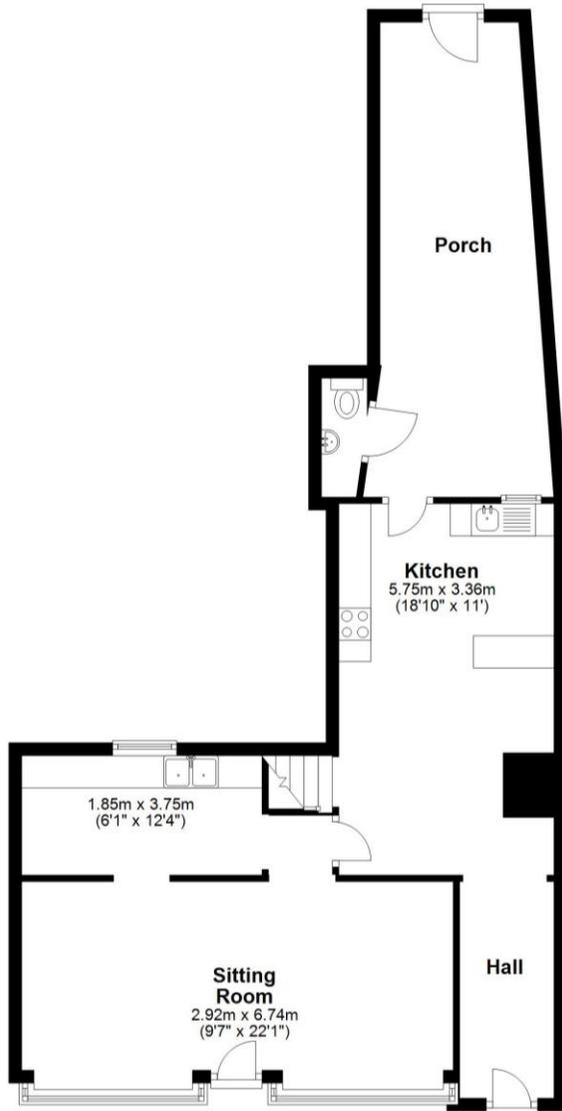
Out of hours contact:

Harry Aldrich-Blake 07717 410757



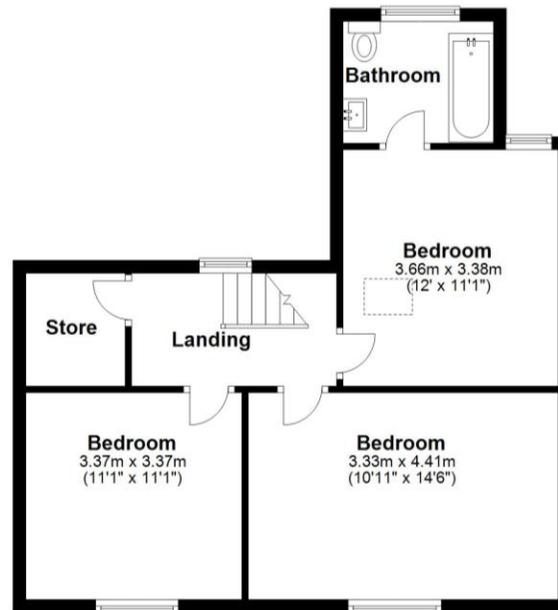
Ground Floor

Approx. 74.9 sq. metres (806.6 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 128.7 sq. metres (1385.8 sq. feet)

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

Out of hours contact: Harry Aldrich-Blake
07717 410757

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.