

The Peebles

Felinfach, Brecon, Powys LD3 0UE



**The Peebles
Felinfach
Brecon
Powys
LD3 0UE**

- *Over 130 sq m of accommodation.*
- *Large garden plot with plenty of parking*
- *Great village setting with local pub/ restaurant*
- *Just 5 miles from Brecon*
- *A home with scope for upgrading*

**Brecon 5 miles
Abergavenny 17 miles
Cardiff 44 miles**



INTRODUCTION

The Peebles is a well-proportioned and welcoming family home, occupying a desirable village position just five miles from the market town of Brecon. Set within a generous and beautifully maintained garden plot, the property offers an ideal setting for those who enjoy outdoor space and gardening, while also providing versatile accommodation well suited to family living. With three bedrooms and spacious ground-floor accommodation, this is a home of both comfort and practicality.

LOCATION

The property is situated in the popular village of Felinfach, positioned just outside the Brecon Beacons National Park yet within easy reach of its stunning mountain scenery. The village itself benefits from two public houses, one of which is particularly well regarded for its food.

Brecon lies approximately four miles away and provides an excellent range of shopping, leisure and cultural amenities, including a leisure centre complex, theatre and cinema. The surrounding area is renowned for its beautiful scenery, wildlife and outdoor pursuits. The nearby A470 offers convenient access to Hay-on-Wye, Talgarth and Builth Wells, while mainline rail services are available at Merthyr Tydfil and Abergavenny, both around 35 minutes' drive. The M4 at Newport is approximately one hour away.



ACCOMMODATION

The property is entered via a light and airy entrance hall, with stairs rising to the first floor. To the left lies the spacious through living room, currently arranged as one generous reception space but easily adaptable to create two separate living areas if desired. Sliding doors lead through to the sun lounge, a delightful room overlooking and enjoying views of the rear garden.

The kitchen offers a good range of fitted units, complemented by an inset cooker hood and a modern Rayburn, providing both style and functionality. Beyond the kitchen is a useful additional room with further fitted storage, along with a generous utility room and a separate WC, enhancing the practicality of the ground floor.

To the first floor, the landing provides access to three bedrooms, comprising two doubles and a single. The family bathroom is well appointed with a bath, separate shower cubicle, WC and wash hand basin.



OUTSIDE

The gardens are a particular highlight of The Peebles, offering space, privacy and a well-established setting. A driveway provides ample parking for up to four vehicles and, together with the spacious garage, is ideal for family use.

The front garden is attractively landscaped with a wide variety of flowers and shrubs, while the rear garden features a generous lawn bordered by mature planting. Additional features include a garden pond, raised vegetable beds, a greenhouse and a useful garden store, making this an excellent outdoor space for keen gardeners and families alike.



SERVICES

We are informed the property is connected to mains water and electricity. The property is connected to a shared council drainage system for which there will be an annual payment (TBC). Heating – LPG gas fired central heating. 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 “F”

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.

Mobile - 07984384687

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.

DIRECTIONS

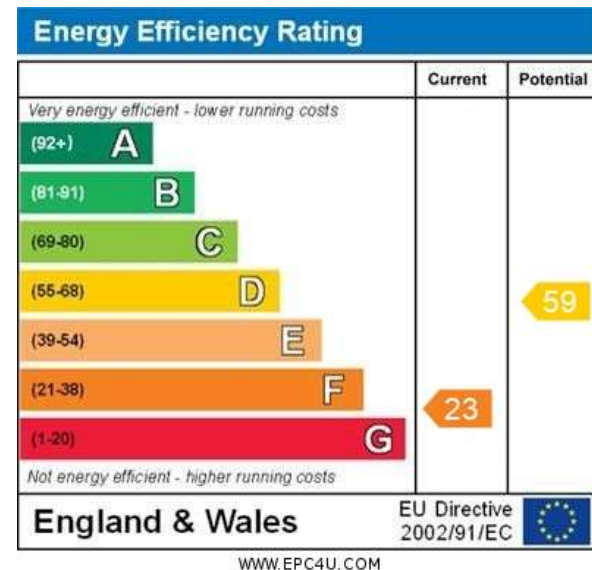
What3Words: ///doing.eggshell.patrol

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.

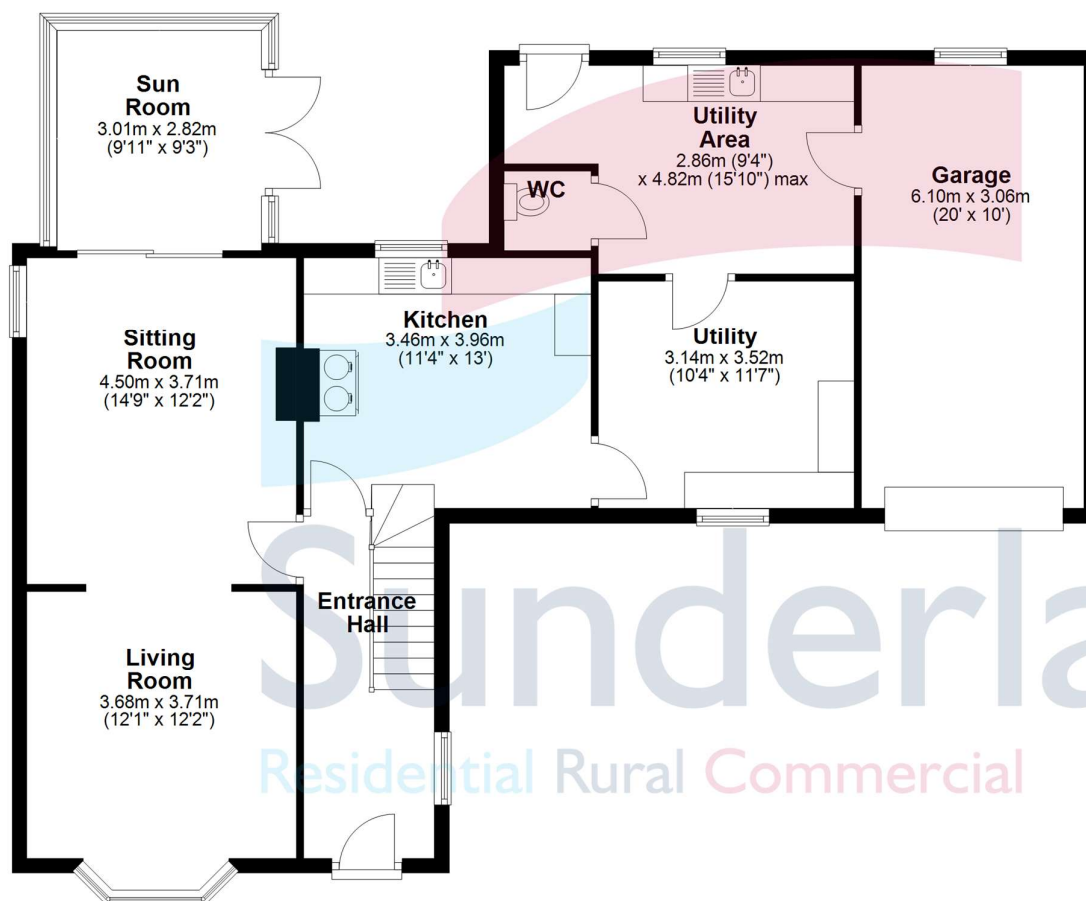
Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

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



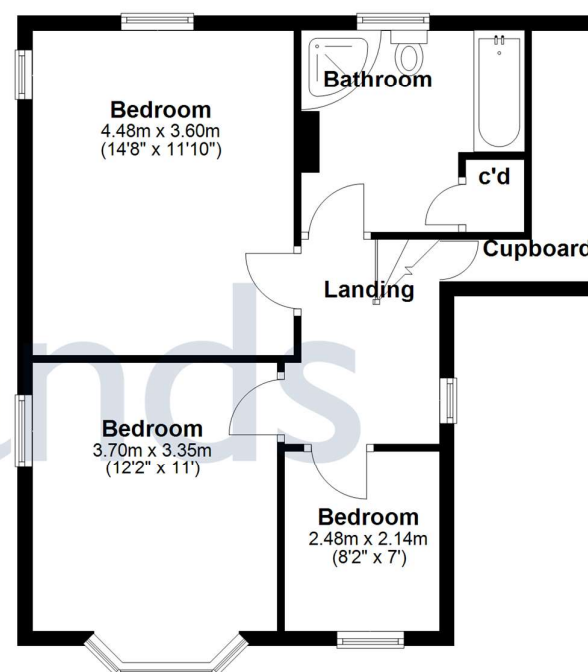
Ground Floor

Approx. 107.4 sq. metres (1156.2 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



The Peebles, Felinfach, Brecon



Darren Thomas
01874 640840
07984 384687