

8 Brookfield

Three Cocks, Brecon, Powys LD3 0SQ



DESCRIPTION

An impressive and beautifully presented modern family home, set within a small and exclusive development ideally positioned between Hay-on-Wye and Brecon. Built in the early 2000s, the property offers around 2,000 sq ft of spacious, light-filled accommodation, including four generous bedrooms, two bathrooms, two reception rooms, and a stylish modern kitchen. With ample parking and landscaped gardens providing both privacy and charm, this is a superb family home — perfectly placed for modern living in a sought-after location.



LOCATION

No. 8 enjoys a private position within a quiet cul-de-sac of similarly styled homes, just off the main Brecon to Hereford road. The friendly community of Three Cocks offers excellent local amenities, including an award-winning garden centre, Gwernyfed High School, and a welcoming pub and restaurant. The nearby market town of Talgarth (2 miles) provides everyday essentials, while Brecon (11 miles) and Hay-on-Wye (5 miles) offer a superb range of shops, cafés, and restaurants. Surrounded by stunning countryside, with walks along the Wye Valley and into the Black Mountains, this is the perfect location for those who love the outdoors.



ACCOMMODATION

The spacious hallway creates a welcoming first impression, featuring modern wood-effect laminate flooring, a useful coats cupboard, and a convenient cloakroom/WC. To the left, the sitting room is a lovely, light-filled space with a continuation of the laminate flooring, an attractive feature fireplace with electric fire, and French doors opening onto the rear garden — perfect for relaxing or entertaining. Glazed double doors connect through to the dining room, a versatile and sociable space ideal for family gatherings or dinner parties. The kitchen offers an excellent range of fitted units arranged across three walls, incorporating a built-in fridge, dishwasher, double oven, and hob, with ample storage for everyday essentials. There's also room for a breakfast table, making this a true family hub of the home. A separate utility room provides additional workspace, housing the gas-fired boiler, space for a washing machine, and access to the rear garden. The garage has been thoughtfully divided to create a useful office or gym alongside a separate storage area; the partition could easily be removed if required to reinstate full vehicle access.

Upstairs, a generous landing leads to four well-proportioned bedrooms — three comfortable doubles and a spacious single. Several rooms include built-in storage, while the principal bedroom benefits from its own en-suite shower room. A family bathroom completes the first-floor accommodation.





OUTSIDE

The property enjoys beautifully landscaped gardens, thoughtfully designed and filled with a wonderful selection of specimen trees, established shrubs, and colourful planting. With neatly kept lawns and a choice of seating areas, the garden offers a peaceful and private setting — a true haven for the keen gardener.

A greenhouse adds further appeal for those with green fingers, while the private driveway provides ample parking for several vehicles. The property is set within a quiet cul-de-sac, where additional on-road parking is available for guests if required.



SERVICES - The property is connected to mains water, electricity, gas and drainage. 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"

CONTACT DETAILS:

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MOBILE AND INTERNET CONNECTION

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

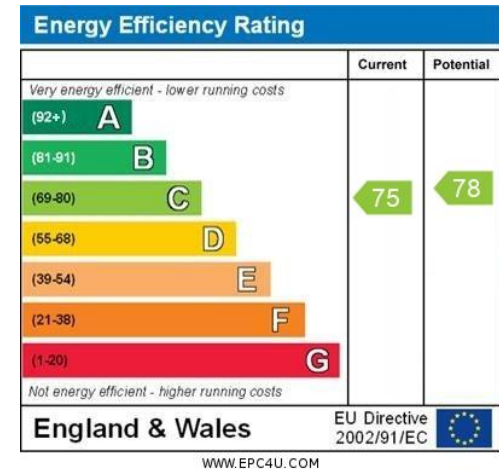
ANTI MONEY LAUNDERING CHECKS

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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.

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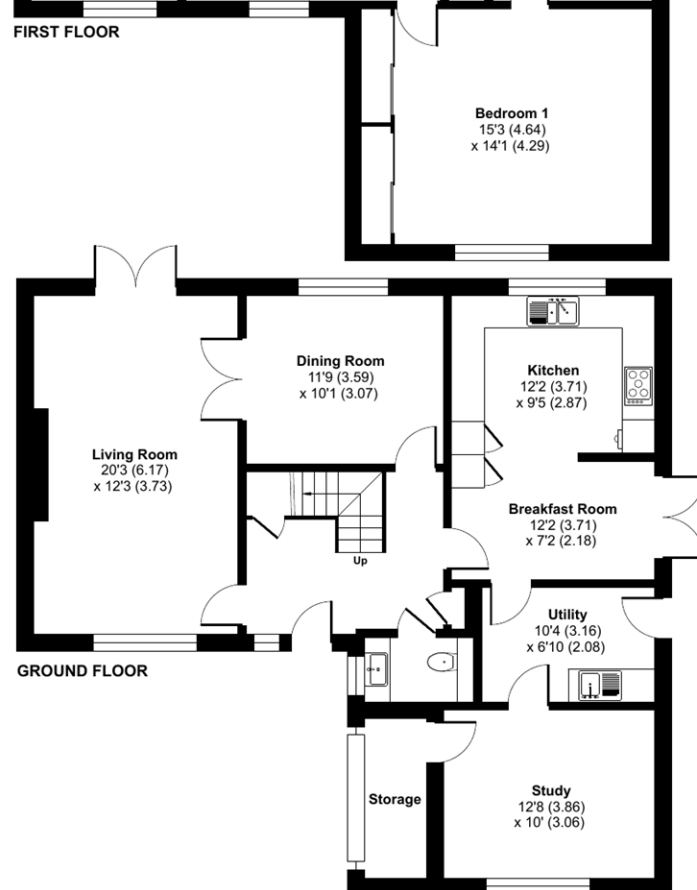
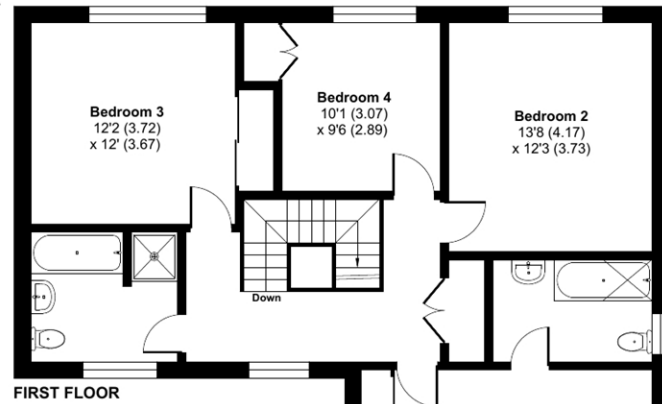
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



Brookfield, Three Cocks, Brecon, LD3

Approximate Area = 2014 sq ft / 187.1 sq m

For identification only - Not to scale



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