

82 Pontwillim

Brecon, Powys, LD3 9BS



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Powys
LD3 9BS

- *Small cul de sac location backing onto fields*
- *2 bedroom accommodation*
- *Popular area on edge of town*
- *Parking and garage*

Brecon Town Centre 0.5 miles

INTRODUCTION

Tucked away in a pleasant cul-de-sac on the edge of Brecon, this delightful two-bedroom semi-detached home enjoys a particularly attractive position backing directly onto open farmland, creating a wonderful sense of space and privacy. Offering well-balanced accommodation, together with off-road parking, a garage and an enclosed rear garden, the property is ideally suited to first-time buyers, those looking to downsize or as an investment purchase. Combining a peaceful setting with excellent access to the town's amenities, this is a superb opportunity to acquire a well-positioned home in a sought-after residential location.

LOCATION

The property enjoys a convenient position on the outskirts of the historic market town of Brecon, within easy reach of a wide range of everyday amenities. Brecon offers an excellent selection of independent shops, supermarkets, cafés, restaurants, leisure facilities and both primary and secondary schools, together with a theatre, cinema and leisure centre. Renowned as the gateway to the Brecon Beacons National Park, the town is surrounded by spectacular countryside, providing outstanding opportunities for walking, cycling, sailing and other outdoor pursuits. Excellent road links via the A40 and A470 offer straightforward access to Hereford, Abergavenny, Cardiff and the wider road network, making Brecon an ideal base for both work and leisure.

ACCOMMODATION

The property is entered via the entrance lobby, which opens into the comfortable sitting room. A light and inviting space, it enjoys sliding patio doors leading directly onto the rear garden, while a feature brick fireplace with fitted gas fire. A staircase rises to the first floor, and an open archway leads through to the adjoining dining area.

The dining area provides an ideal space for everyday meals and entertaining and connects seamlessly with the kitchen. Fitted with a range of units offering ample cupboard and worktop space, the kitchen also provides room for a selection of freestanding appliances, creating a practical and functional workspace.

The first-floor landing gives access to two well-proportioned bedrooms, both enjoying pleasant views over the adjoining farmland, adding to the property's peaceful setting. Completing the accommodation is the family bathroom, fitted with a bath, WC and wash hand basin.



OUTSIDE

To the front, a lawned garden and driveway leading to the single garage. To the rear an enclosed garden backing onto fields with a paved seating area and lawn.

SERVICES

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

DIRECTIONS

What3Words: [///grasp.implore.evoke](https://www.what3words.com////grasp.implore.evoke)

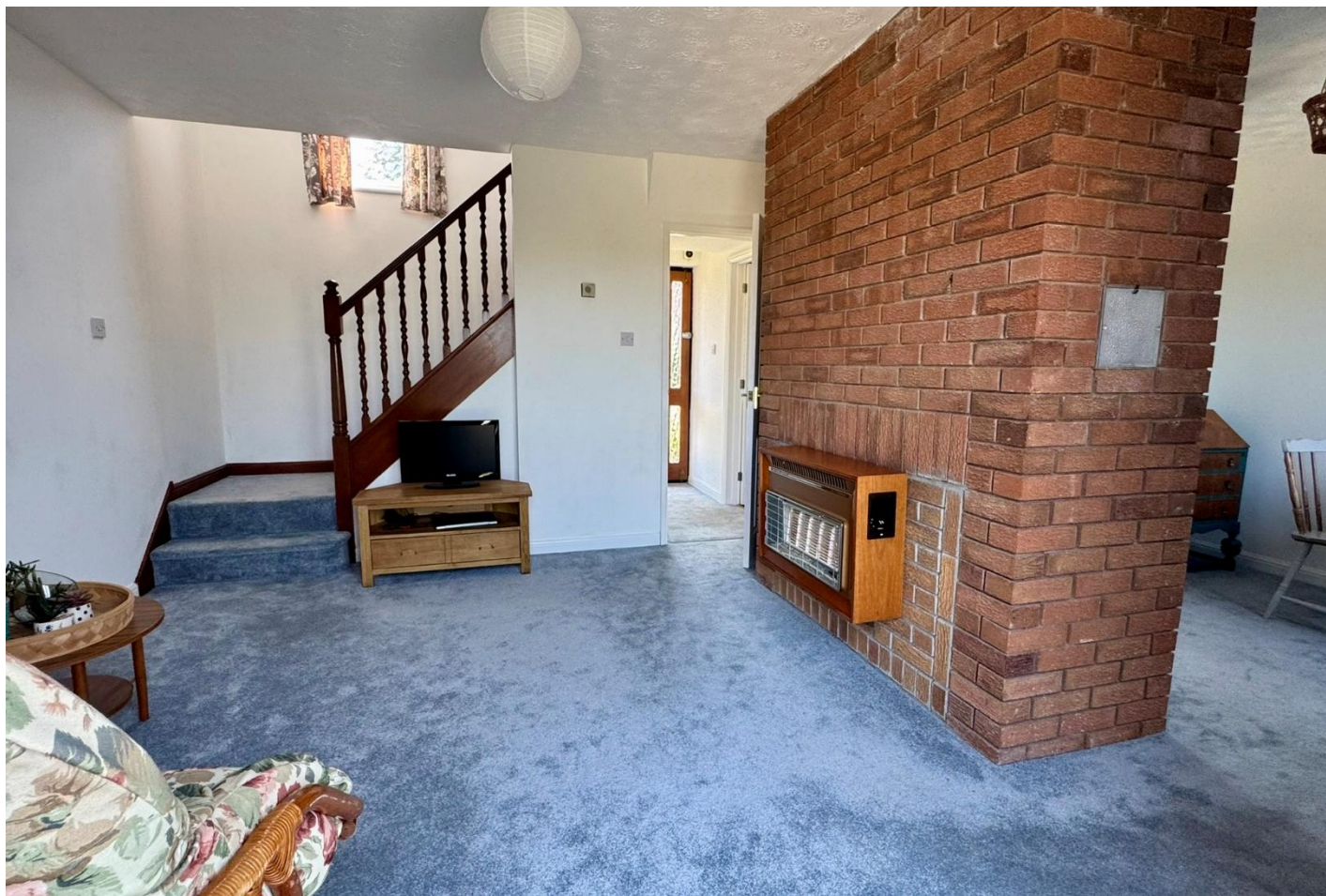
VIEWINGS

Call to arrange a viewing:

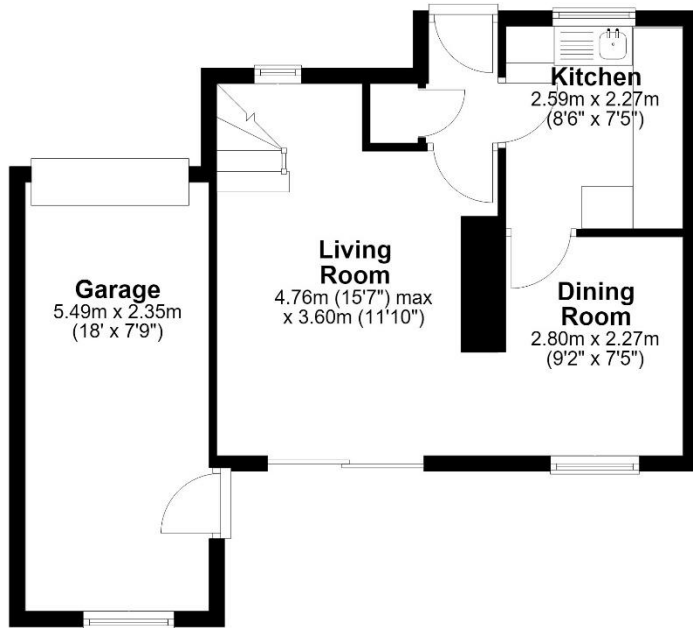
tel 01874 640840

e.mail: d.thomas@sunderlands.co.uk

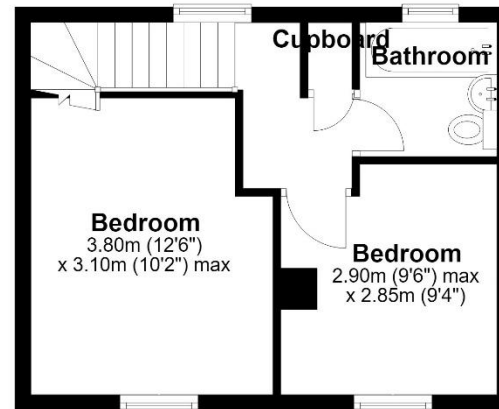
www.sunderlands.co.uk



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

MOBILE & INTERNET CONNECTION

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

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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