

# Tyisaf

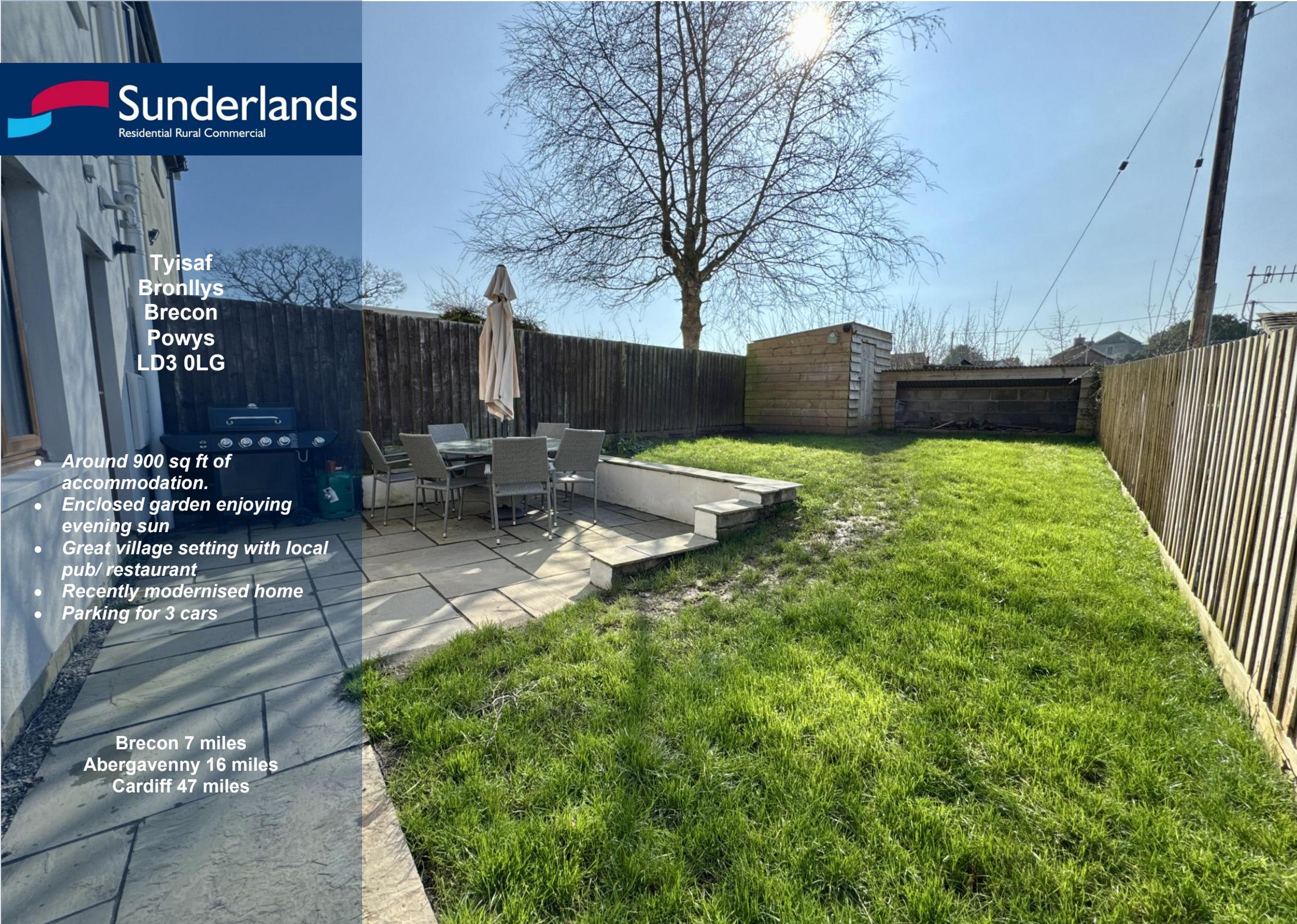
Bronllys, Brecon, Powys LD3 0LG



**Tyisaf  
Bronllys  
Brecon  
Powys  
LD3 0LG**

- *Around 900 sq ft of accommodation.*
- *Enclosed garden enjoying evening sun*
- *Great village setting with local pub/ restaurant*
- *Recently modernised home*
- *Parking for 3 cars*

**Brecon 7 miles  
Abergavenny 16 miles  
Cardiff 47 miles**



## INTRODUCTION

Situated in the popular village of Bronllys, this well-presented and modernised semi-detached family home offers comfortable and practical living in a convenient village setting. The property provides well-proportioned accommodation including a spacious living room and a recently installed modern kitchen complemented by a useful utility area. To the first floor are three bedrooms and an upgraded family bathroom finished to a good standard. Externally, the home benefits from an enclosed, dog-proof rear garden ideal for families and pets, while to the front there is off-road parking for up to three vehicles. This appealing home is perfectly suited to first-time buyers, growing families or those seeking a well-located village property within easy reach of local amenities and the surrounding countryside.

## LOCATION

The property is situated in the popular village of Bronllys, set between the market town of Brecon and Hay on Wye in the heart of the beautiful Breconshire countryside. The village offers a range of everyday amenities including a petrol station with convenience store and post office and local pub, while also being home to the historic Bronllys Castle, a Norman motte-and-bailey fortress dating back to the early 12th century.

Nearby Talgarth provides additional facilities including independent shops, cafés and a popular restored watermill, while the thriving book town of Hay-on-Wye lies just a short drive away with its renowned literary festival, boutique shops and restaurants. Surrounded by the spectacular scenery of the Brecon Beacons National Park, the area is ideal for those who enjoy outdoor pursuits, offering excellent walking, cycling and countryside exploration right on the doorstep.



## ACCOMMODATION

A uPVC entrance door opens into a bright and spacious living room, where a large window allows natural light to flood the space. A feature firebreast with recess for a wood-burning stove creates an attractive focal point, while the stylish flooring adds warmth and character.

To the rear of the property, the recently updated kitchen/dining room is fitted with a range of modern units, providing an excellent workspace together with room for a dining table, making it ideal for everyday family living and entertaining. Adjacent is a useful utility area with a wall-mounted boiler, space for a washing machine and a separate WC.

The first floor landing leads to three bedrooms along with a recently upgraded family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.



## OUTSIDE

The property is set back from the main village road and accessed via a short private driveway leading to a parking area with space for up to three vehicles. A pathway continues to the rear garden, which is fully enclosed and dog-proof, providing a safe and secure outdoor space. The garden features a paved seating terrace that enjoys the evening sun, ideal for relaxing or entertaining, together with a lawned area, a useful garden shed and a practical wood store.



## SERVICES

The property is connected to mains water, mains electricity and drainage. Gas fired 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"

## 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.

Out of hours mobile - 07984384687

d.thomas@sunderlands.co.uk

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: [www.checker.ofcom.org.uk](http://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: ///hedgehog.extend.raced

## NOTES

The sellers is a relative of an employee of Sunderlands LLP

The existing woodburner will be removed prior to completion

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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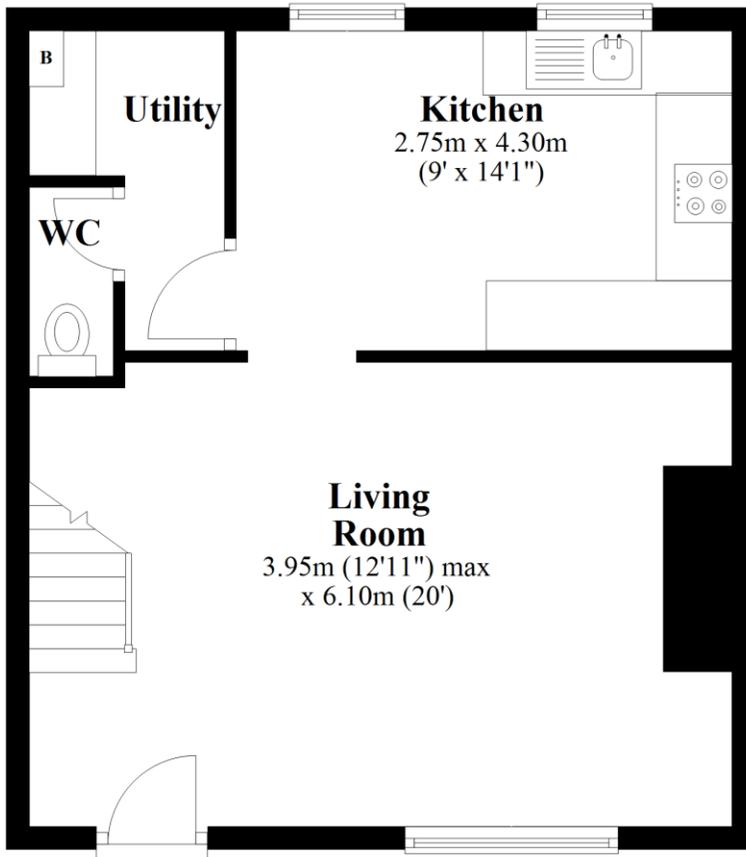
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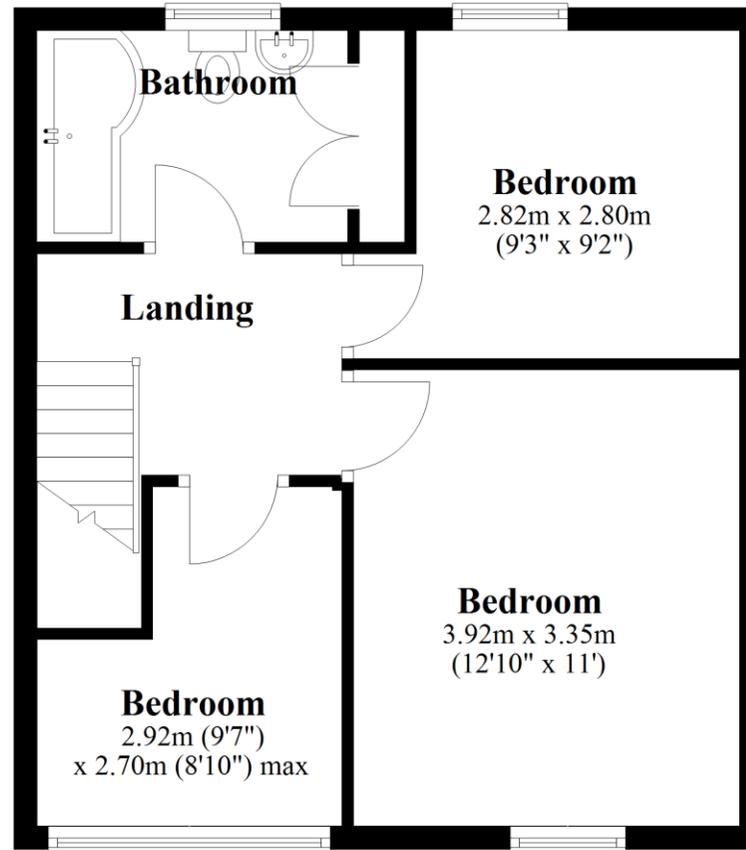
## Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 sq. feet)