4 Charles Street

Brecon, Powys LD3 7HF

Sunderlands
Residential Rural Commercial

4 Charles Street
Brecon
Powys
LD3 0UE

- ***One bed terraced house***
- ***Quiet and convenient location close to the town centre***
- ***Enclosed private garden***
- ***Found within the Brecon Beacons National Park***

Hay-on-Wye 16½ miles
Abergavenny 20 miles
Cardiff 42 miles

INTRODUCTION
Situated on a quiet side street just off The Watton, this attractive home presents an excellent opportunity for first-time buyers or investors alike.

Enjoying a highly convenient position close to the heart of Brecon, the property combines easy access to the town's amenities with the benefit of open countryside just a short walk away.

LOCATION
Charles Street is a peaceful residential road located just off The Watton, placing the property within approximately 200 metres of Brecon's vibrant town centre. Here you will find a wide range of everyday amenities including shops, cafés, leisure facilities and local services.

Brecon itself sits within the Brecon Beacons National Park, an area renowned for its outstanding natural beauty. The surrounding countryside offers a wealth of outdoor pursuits, from scenic walks and cycling along the canal towpath to more adventurous hiking and running in the nearby hills.

ACCOMMODATION
The front door opens directly into the living room, a comfortable space featuring a built-in cupboard and staircase rising to the first floor. To the rear, the kitchen is fitted with a range of units incorporating a sink and drainer, integrated hob and space for additional appliances.

Upstairs, the property offers a double bedroom with a built-in cupboard housing the gas boiler, together with a bathroom fitted with a panelled bath, WC and wash hand basin.

OUTSIDE
Accessed via the door from the kitchen is an enclosed garden mostly laid to gravel for low maintenance.

SERVICES
The property is connected to mains water, mains electricity, mains drainage with mains 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 "B"

DIRECTIONS
What3Words: ///foiled.arching.subplot

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.

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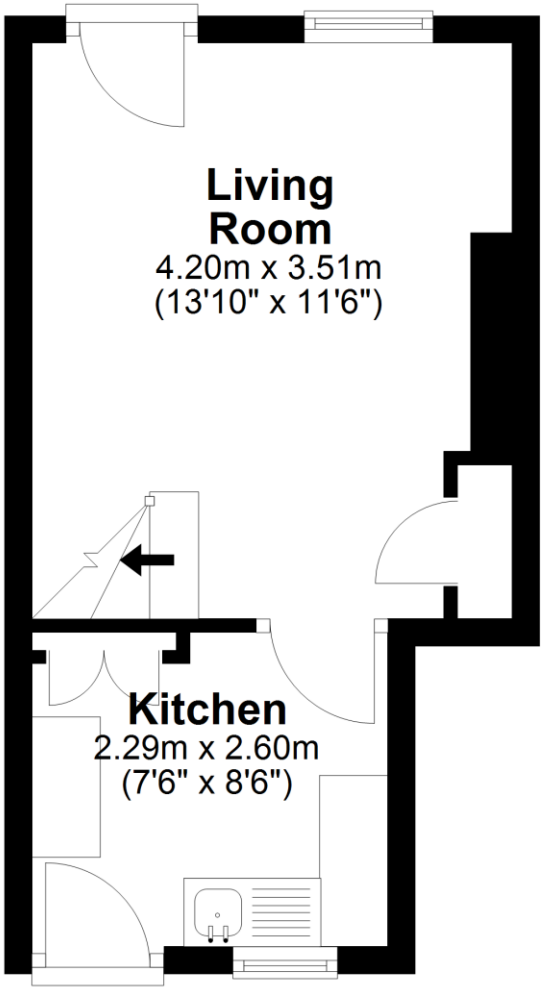
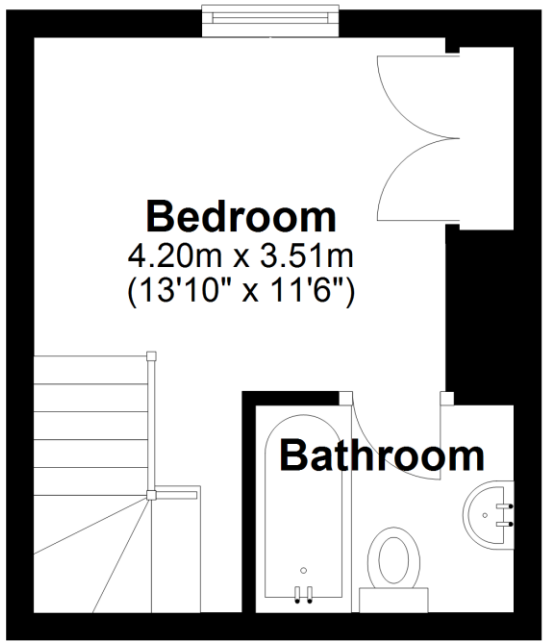
Ground Floor

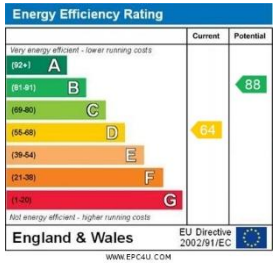
Approx. 21.0 sq. metres (225.7 sq. feet)



First Floor

Approx. 14.7 sq. metres (158.7 sq. feet)





Total area: approx. 35.7 sq. metres (384.4 sq. feet)

AGENTS NOTE

The agents declare that a member of Sunderlands Staff has an interest in this property.

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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