

Cwm Cottage

Gartbrengy, Brecon, Powys LD3 9TW



**Cwm Cottage
Garthbrenny
Brecon
Powys
LD3 9TW**

- *Over 2000 sq ft of accommodation.*
- *Completely modernised and extended*
- *Versatile layout with four bedrooms*
- *Just five miles from Brecon*
- *Quiet rural setting.*

Brecon 5 miles
Abergavenny 24 miles
Cardiff 46 miles



INTRODUCTION

Set within a peaceful rural community approximately five miles from Brecon, this recently extended and comprehensively modernised family home offers over 2,000 sq ft of stylish accommodation, combining modern comfort with the benefits of countryside living.

The property provides four generous bedrooms, a spacious sitting room and a superb open-plan kitchen and breakfast area forming the heart of the home. A large entrance hall, perfectly suited to country living, offers ample space for boots, coats and outdoor gear. Standing within grounds of approximately half an acre and enjoying views towards the Brecon Beacons, this impressive home presents a wonderful opportunity to enjoy contemporary living in a beautiful rural setting.

LOCATION

Garthbrenegy is a rural settlement comprising a collection of scattered homes set within attractive countryside on the outskirts of Brecon. The nearby Brecon Beacons, visible from the property, are renowned for their dramatic landscapes and ever-changing scenery, providing a stunning backdrop throughout the seasons and offering excellent opportunities for walking, cycling and other outdoor pursuits.

The thriving market town of Brecon, just five miles away, offers a wide range of facilities including supermarkets, independent shops, schools in both the public and private sectors, leisure facilities and cultural amenities. The town also benefits from good road connections, providing convenient access to surrounding areas and further afield.



ACCOMMODATION

A welcoming entrance hall sets the tone for the home, featuring tiled flooring and ample space for outdoor clothing and storage—ideal for country living. From here, a well-appointed utility room provides an extensive range of fitted units, including a dedicated laundry cupboard with space for a washing machine and tumble dryer. Beyond lies a convenient ground floor shower room fitted with shower cubicle, WC and wash hand basin.

The impressive kitchen and breakfast area is undoubtedly the focal point of the property, featuring a comprehensive range of contemporary fitted units with a central island. Integrated appliances include a fridge, freezer, larder cupboard, NEFF induction hob, oven and microwave, dishwasher and attractive quartz worktops. The tiled flooring incorporates underfloor heating, enhancing comfort throughout the space. With ample room for dining and a wood-burning stove providing warmth to both the kitchen and adjoining sitting room, this area is perfectly designed for entertaining family and friends.

The sitting room offers a generous and inviting space for relaxation, while a spacious inner hallway leads to the staircase rising to the first floor.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, including a particularly spacious principal bedroom. The accommodation is completed by a luxurious family bathroom featuring a wood-panelled bath, vanity basin, WC and separate shower. The property benefits from underfloor heating throughout, ensuring year-round comfort.







OUTSIDE

The property stands within grounds of approximately 0.5 acres, offering plenty of potential for landscaping to suit individual preferences. Currently laid mainly to lawn, the gardens provide a blank canvas for future owners to create their ideal outdoor space.

A generous driveway provides ample parking and turning space for multiple vehicles, and planning permission for a garage exists, further enhancing the practicality of this impressive rural home.



SERVICES

The property is connected to mains water and electricity. Private drainage. Oil fired central heating with underfloor 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 "E"

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: ///loads.chats.seemingly

Please note that the postcode will not arrive at the property. Please use What3words for final destination

Note

There is a right of way over a short length of hardcore road leading to the property from the council highway

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Approximate Area = 2150 sq ft / 199.7 sq m

For identification only - Not to scale



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