

Swn y Cwm

Llanfihangel Talyllyn, Brecon



**Swn y Cwn
Llanfihangel Talyllyn
Brecon
Powys
LD3 7TG**

- *A beautifully modernised detached bungalow*
- *Set in approximately 1/3 of an acre of grounds*
- *Light and airy spacious four-bed accommodation*
- *Delightful, elevated position on the edge of the village*

**Brecon 5 miles
Abergavenny 17 miles
Cardiff 47 miles**

INTRODUCTION

Occupying a generous plot of approximately one-third of an acre, this beautifully modernised and significantly extended detached bungalow enjoys a delightful position within a small and exclusive cul-de-sac of just five properties on the southern edge of the village. From its elevated setting, the property commands attractive views across the village rooftops towards the surrounding mountains, creating a wonderful sense of space and connection with the landscape.

A particular highlight of the home is the impressive open-plan kitchen and breakfast room, a superb contemporary living space designed to maximise natural light and take full advantage of the garden setting. Extensive glazing and bi-fold doors seamlessly connect the interior with the outdoor entertaining areas, creating an ideal environment for modern family life, relaxed dining and social gatherings. Combined with its generous accommodation, private gardens and sought-after location, the property offers an exceptional opportunity to enjoy village living in both comfort and style.



LOCATION

The property enjoys a pleasant position within the popular village of Llanfihangel-Tallylyn, a sought-after rural community located just a few miles east of Brecon. Situated on the edge of the Brecon Beacons National Park, residents can enjoy immediate access to some of the finest walking, cycling and outdoor pursuits in Wales, together with spectacular mountain scenery and open countryside, whilst benefiting from being just outside the National Park boundary.

The historic market town of Brecon lies approximately five miles to the west and provides an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and both primary and secondary schools. The area also enjoys good road connections, with Cardiff accessible in around an hour's drive, making the property well suited to those seeking a rural lifestyle without sacrificing accessibility to South Wales and its wider transport network.



ACCOMMODATION

The property is entered via a welcoming reception hall which provides access to the principal accommodation. The sitting room is a particularly attractive space, enjoying a dual-aspect outlook that fills the room with natural light. A characterful stone fireplace with inset wood-burning stove forms an impressive focal point, creating a warm and inviting atmosphere.

Undoubtedly the heart of the home is the superb open-plan kitchen and breakfast room. Designed with modern living in mind, this impressive space features a vaulted ceiling which enhances the sense of light and volume, together with an extensive range of fitted units providing excellent storage and preparation space.

A Belfast-style sink and space for a range cooker further complement the kitchen's appeal. At the opposite end of the room, bi-fold doors open directly onto a sunny patio and seating area, creating a seamless connection between the indoor and outdoor living spaces.

Adjoining the kitchen is a highly practical utility room together with a convenient shower room, ideal for busy family life.

An inner hallway leads to the four bedrooms, three of which benefit from built-in wardrobes. These are served by a well-appointed family shower room fitted with a shower enclosure, wash hand basin and WC.

There is also a family bathroom complete with a panel bath with shower over, wash hand basin and close-coupled WC.

Throughout, the property offers a thoughtful balance of character, comfort and contemporary living, perfectly suited to modern family requirements.







OUTSIDE

The property occupies a generous plot extending to just under one-third of an acre, enjoying a pleasant rectangular shape that provides both privacy and excellent useable outdoor space. To the rear of the bungalow is a parking area together with a useful single garage, offering ample space for vehicles, storage and everyday practicality.

The gardens are a particular feature of the property, comprising extensive areas of lawn that provide an ideal setting for families, gardening enthusiasts and outdoor entertaining alike. A raised terrace creates a delightful seating area, perfectly positioned to enjoy the sunny aspect and attractive views towards the surrounding mountains. Thoughtfully arranged to complement the property, the gardens offer an appealing balance of open space and relaxation, making the most of this desirable village setting.



SERVICES

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

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: ///chefs.users.thrones

MOBILE & INTERNET CONNECTION

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



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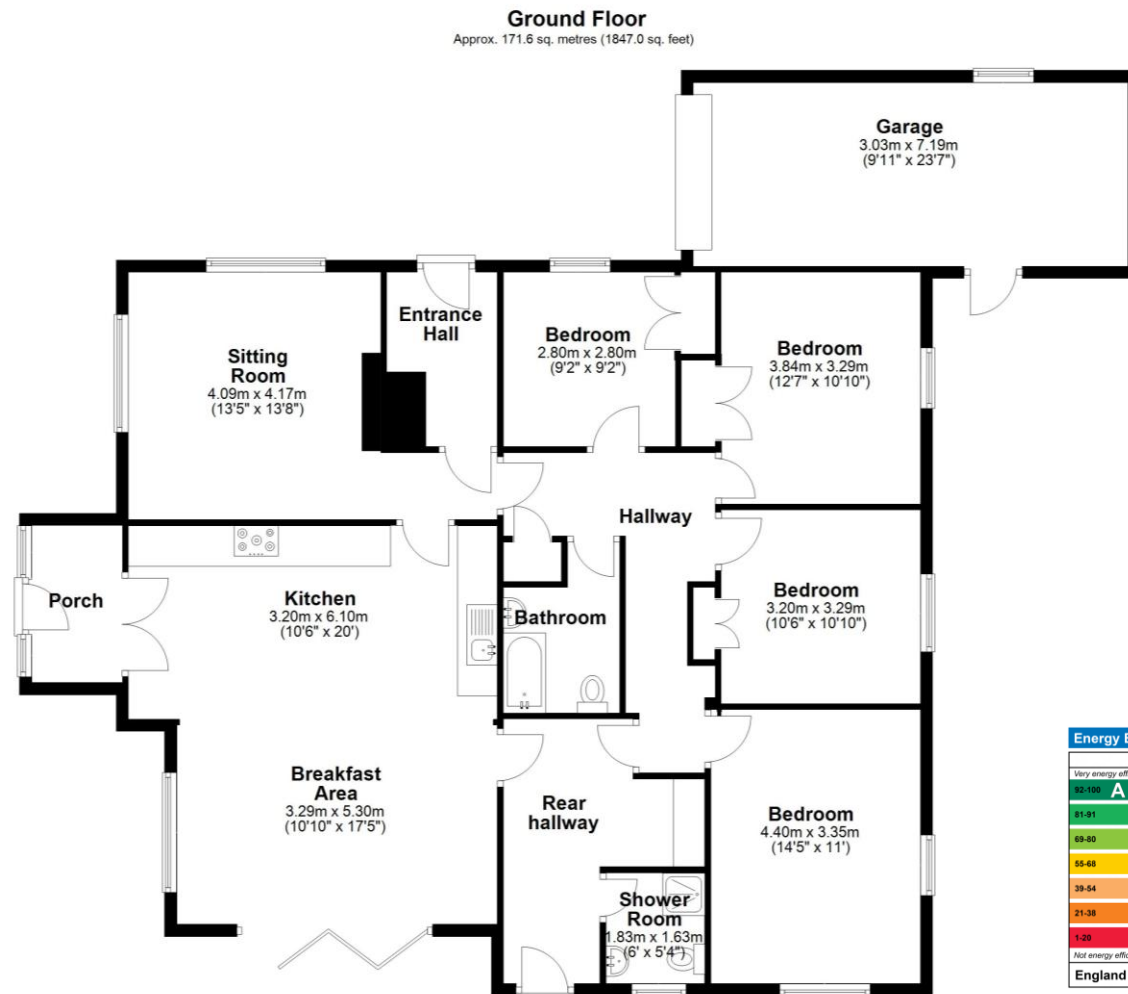
NOTES

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100	A	
81-91	B	87
69-80	C	72
55-68	D	
39-54	E	
21-38	F	
1-20	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		