

25 Groesffordd

Groesffordd, Brecon, Powys LD3 7SN



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- *Popular village just 2 miles from Brecon*
- *Larger than average garden with garage.*
- *3 bedrooms and 2 living rooms*
- *Distant views of Brecon Beacons*

**Brecon 2 miles
Abergavenny 18 miles
Cardiff 44 miles**

INTRODUCTION

Enjoying a sought-after position on the edge of Groesffordd village, this traditional three-bedroom semi-detached home offers well-balanced family accommodation in the heart of one of the area's most popular villages. Just two miles from the centre of Brecon, the property combines the best of village living with excellent convenience. A particular feature is the generous rear garden, which enjoys lovely views towards the Brecon Beacons, together with a spacious garage offering excellent storage or workshop potential. Offering plenty of scope for a purchaser to personalise over time, this is an appealing home in a desirable and well-connected location.



LOCATION

The property is situated in the highly regarded village of Groesffordd, a sought-after residential location on the outskirts of Brecon. The village is home to a popular public house and restaurant, while the nearby River Usk and Monmouthshire & Brecon Canal provide wonderful opportunities for walking, cycling, fishing and other outdoor pursuits. Brecon, just two miles away, offers an excellent range of shops, supermarkets, schools and leisure facilities and can be reached via a footpath that leads all the way into the town centre. The property also benefits from excellent road connections to the A40 and A470, providing convenient access throughout Mid and South Wales



ACCOMMODATION

To the front a porch, ideal for outdoor clothing and boots. A door leads to the hallway with stairs upwards and useful understairs cupboard. The sitting room enjoys a gas fire providing a focal point in the winter months whilst at the rear a second generous reception room ideal as a dining/ sitting area with windows south. Alongside is the kitchen with a range of kitchen units with space for appliances. A WC closet completes the ground floor.

The first floor landing leads to 3 bedrooms and a shower room.







OUTSIDE

The property stands on a generous garden plot with areas of lawn, a raised terrace area and a spacious garage ideal for storage or a workshop.

SERVICES

The property is connected to mains electricity, water, 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"

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: ///gratitude.neater.cracks

MOBILE & INTERNET CONNECTION

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

The Groesfford, Groesffordd, Brecon, LD3

Approximate Area = 1046 sq ft / 97.2 sq m

Garage = 265 sq ft / 24.6 sq m

Total = 1311 sq ft / 121.8 sq m

For identification only - Not to scale

