

12 Gwernyfed Park

Three Cocks, Brecon, Powys LD3 0SE



**12 Gwernyfed Park
Three Cocks
Brecon
Powys
LD3 0SE**

- *Affordable family home*
- *Backing onto farmland*
- *Off road parking to front*
- *3 bedrooms, bath, living and Kitchen/diner*

**Hay on Wye 6 miles
Brecon 8 miles
Hereford 25 miles**

INTRODUCTION

This three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, young families or those seeking an affordable home in a well-connected rural location. Offering comfortable accommodation with scope for a purchaser to modernise and personalise over time, the property represents excellent value in today's market.

Outside, the property benefits from off-road parking together with a generous rear garden. A particular feature is the rear outlook, where the garden backs directly onto open farmland, creating a far more peaceful setting than might be expected and providing pleasant rural views.

Conveniently positioned between the market towns of Brecon and Hay-on-Wye, with Talgarth just a short drive away for everyday shopping and local amenities, this is a practical and affordable home offering the perfect balance of village life and countryside surroundings.



LOCATION

Three Cocks is a well-placed village situated on the A438 between the market towns of Brecon and Hay-on-Wye, offering an excellent base from which to enjoy both town and country living. The nearby town of Talgarth, just a few miles away, provides a good range of everyday amenities including convenience stores, independent shops, cafés, a health centre and a well-regarded primary school. Gwernyfed High School, one of the area's most respected secondary schools, is within easy walking distance of the property. Surrounded by the stunning scenery of the Black Mountains and lying close to the River Wye, the area is renowned for its outstanding natural beauty and wealth of outdoor pursuits, making it an ideal location for families and countryside enthusiasts alike.



ACCOMMODATION

The property is entered via a welcoming entrance hall, where a staircase rises to the first floor and useful understairs storage provides practical space for coats, shoes and household items.

To the front of the house, the sitting room is a comfortable and well-proportioned space, featuring an attractive stone fireplace which creates a focal point to the room (please note the gas fire has been decommissioned).

To the rear, the kitchen/ dining room extends across the width of the property, offering a practical family space. The kitchen is fitted with a good range of storage units and work surfaces, while the adjoining dining area provides ample room for everyday family meals and entertaining, enjoying views over the rear garden.

The first-floor landing leads to three bedrooms. The family bathroom is fitted with a panelled bath and wash hand basin, complemented by a separate WC, providing a practical arrangement for family living.







OUTSIDE

To the front of the property, a driveway provides the convenience of off-road parking, together with a small garden that creates an attractive approach to the house. A pathway leads to the rear, where a generously sized enclosed garden offers an excellent outdoor space for families and keen gardeners alike. Predominantly laid to lawn and complemented by a selection of mature shrubs, the garden enjoys a pleasant backdrop, adjoining open farmland to the rear and creating a far more peaceful setting with attractive rural views.

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 "C"

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: ///waltz.hinders.vintages

MOBILE & INTERNET CONNECTION

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

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

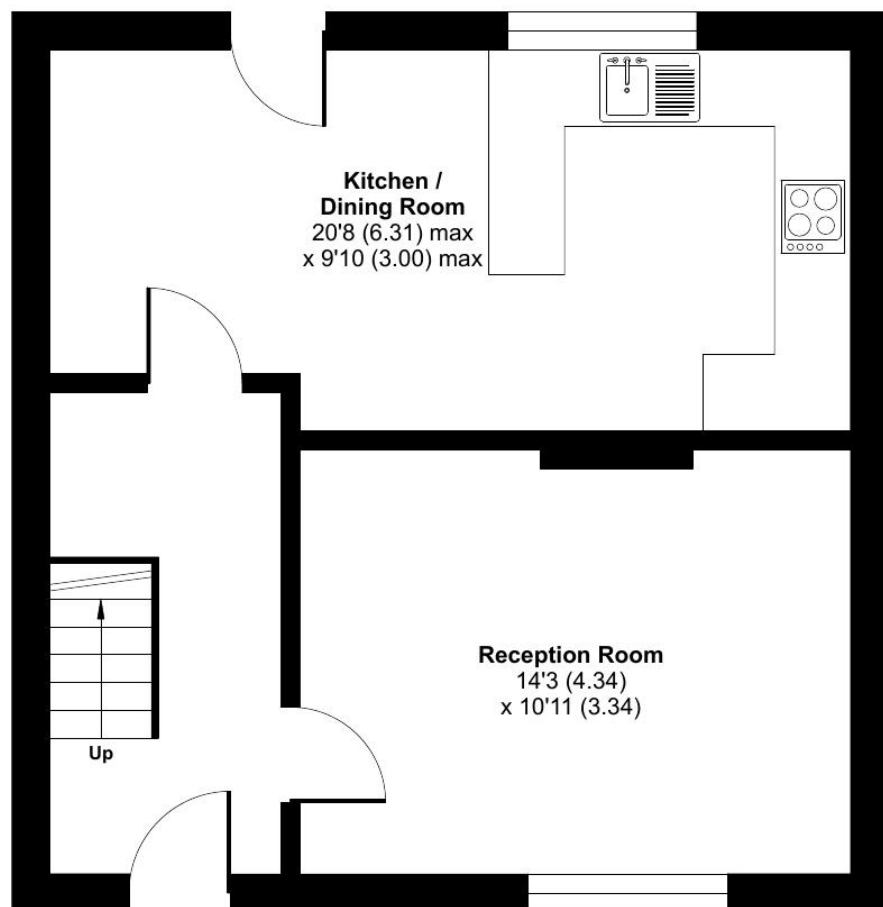
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



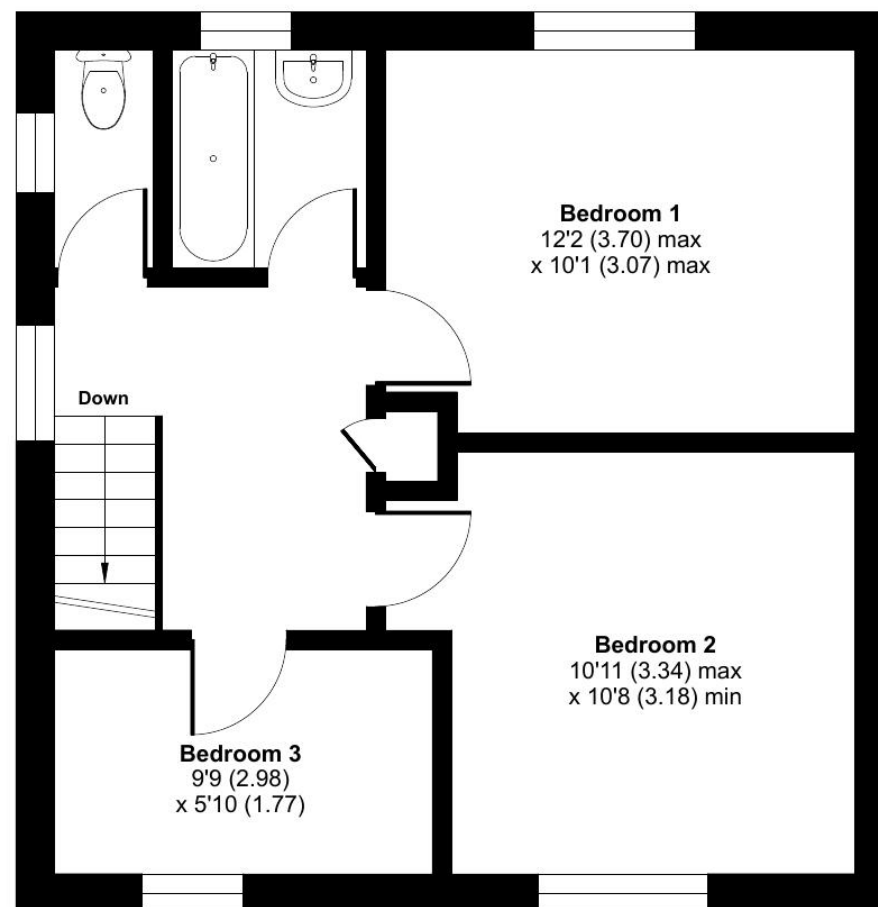
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Approximate Area = 882 sq ft / 81.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Sunderlands. REF: 1494234



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