

55 Beeches Park

Boughrood, Brecon, Powys LD3 0YJ



**55 Beeches Park
Boughrood
Brecon
Powys
LD3 0YJ**

- *Modern family home*
- *3 bedrooms with modern family bathroom*
- *Popular development in Wye Valley village*
- *Well regarded community*
- *Nearby facilities*
- *Located between Hay on Wye, Brecon and Builth Wells*

Hay on Wye 8 miles
Brecon 10 miles
Abergavenny 22 miles

INTRODUCTION

Occupying a pleasant position within the popular Beeches Park development in the sought-after village of Boughrood, this well-presented three-bedroom detached bungalow offers comfortable, easily maintained accommodation ideally suited to a wide range of purchasers. Thoughtfully upgraded by the current owners, the property benefits from a modern fitted kitchen and a stylish bathroom, creating a home that is ready to move straight into. Complemented by attractive gardens, it offers the perfect balance of practicality, comfort and village living.

LOCATION

Beeches Park is a well-established residential development situated within the popular village of Boughrood, enjoying an attractive setting in the heart of the Wye Valley. The village benefits from a convenient local shop for everyday essentials, while just across the River Wye lies the neighbouring village of Llyswen, offering a well-regarded primary school, village pub and petrol filling station with convenience store.

Surrounded by some of the area's most beautiful countryside, the location is ideal for those who enjoy outdoor pursuits, with numerous walking routes nearby including the renowned Wye Valley Walk. The market towns of Hay-on-Wye, Brecon and Builth Wells are all within easy reach, providing an excellent range of shopping, leisure and educational facilities. For those travelling further afield, a mainline railway station at Abergavenny offers direct services to Cardiff, Newport, Hereford and London.



ACCOMMODATION

A practical entrance porch provides a welcoming introduction to the property and offers useful space for coats, boots and everyday outdoor clothing before leading into the central hallway. Just off the hall is a convenient cloakroom fitted with a WC and wash hand basin.

To the right, the spacious dual-aspect sitting room extends the full depth of the bungalow, creating a bright and comfortable living space. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing an easy connection to the outside. A feature brick fireplace forms an attractive focal point, although purchasers should note that it is not a working fireplace.

The recently updated kitchen is fitted with a comprehensive range of contemporary units, incorporating a built-in oven and hob together with recesses for further domestic appliances, providing an efficient and well-planned workspace.

The bungalow offers three well-proportioned bedrooms, one of which benefits from an excellent range of fitted wardrobes, providing generous storage. Completing the accommodation is a stylish modern shower room, attractively appointed with contemporary fittings to create a practical and comfortable space for everyday use.





OUTSIDE

The property is approached via a private driveway providing off-road parking and access to the attached single garage, offering useful storage together with additional parking if required. The front garden is predominantly laid to lawn, creating an attractive approach to the bungalow.

SERVICES

Mains electricity, water and drainage, oil fired central heating.

Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

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.

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

COUNCIL TAX BAND

Powys County Council Band "E"

DIRECTIONS

What3words ///rational.chap.giggles



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.

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. Sunderlands LLP for themselves and for the

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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		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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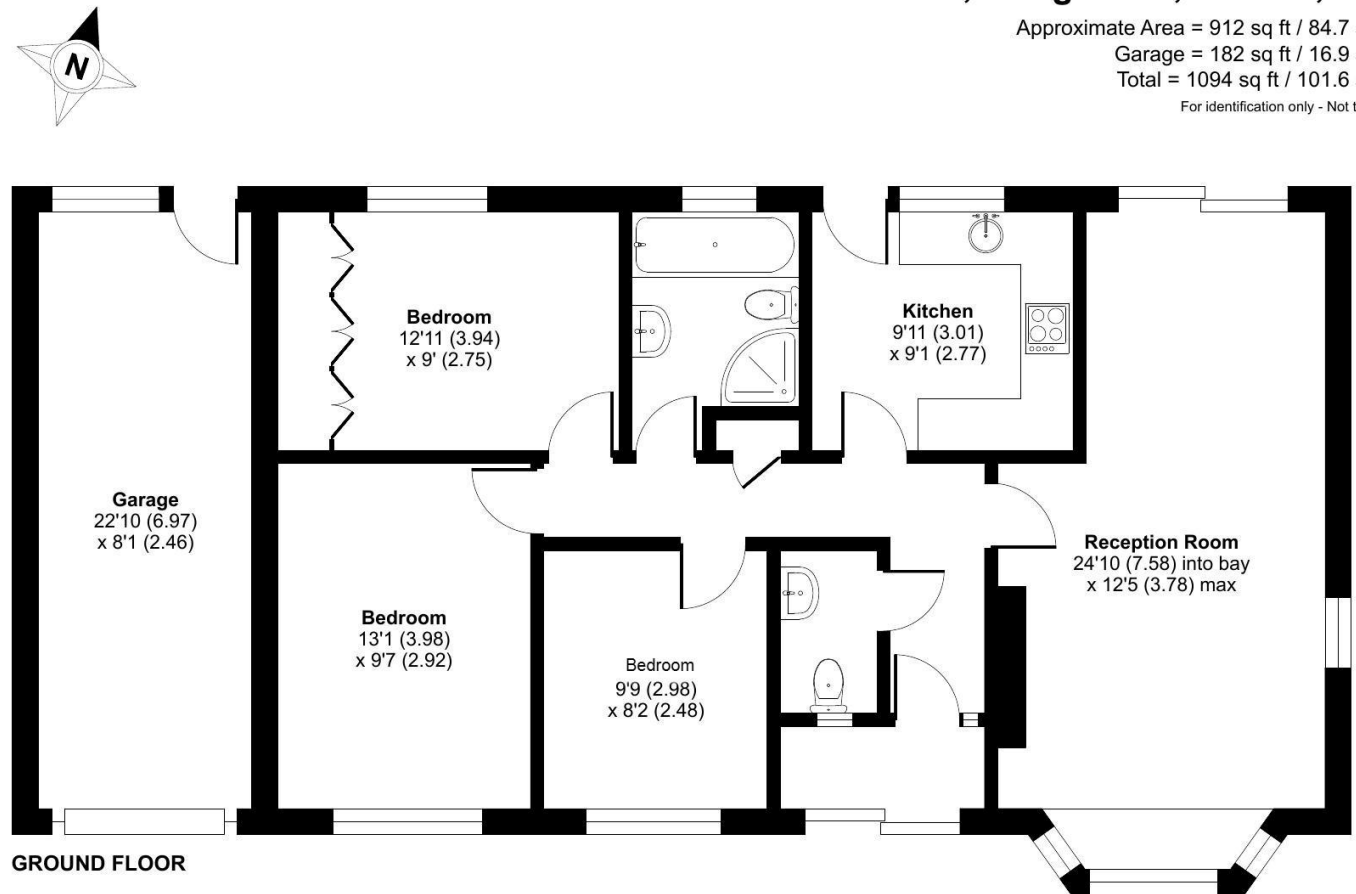
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Approximate Area = 912 sq ft / 84.7 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Sunderlands. REF: 1500605