



24 Court Meadow

Bronllys, Brecon, Powys

**24 Court Meadow
Bronllys
Brecon
Powys
LD3 0DZ**

- *Modern family home*
- *3 bedrooms with ensuite to master bedroom*
- *Backing onto farmland*
- *Popular development in well serviced village*
- *Located between Hay on Wye and Brecon*

**Hay on Wye 7 miles
Brecon 8 miles
Abergavenny 19 miles**

INTRODUCTION

Occupying a desirable position within a popular modern cul-de-sac in the sought-after village of Bronllys, this attractive detached family home offers well-balanced accommodation ideally suited to modern family living. The property provides three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a welcoming sitting room and a well-appointed kitchen/breakfast room designed for everyday family life. Outside, the property is equally appealing, benefiting parking for several vehicles, a single garage and an enclosed rear garden enjoying a good degree of privacy. Backing directly onto open fields, the garden offers a peaceful setting creating the perfect space for outdoor dining, family activities or simply relaxing. Combining the convenience of village living with an attractive edge-of-development position, this is an excellent home offering comfort and practicality.

LOCATION

Bronllys is a highly regarded enjoying an enviable position between the market towns of Talgarth, Brecon and Hay-on-Wye. The village offers a welcoming community together with everyday amenities including a village shop/ petrol station, public house and church, while the nearby market town of Talgarth provides a wider range of independent shops, cafés and essential services. Hay-on-Wye, renowned internationally for its literary festival, bookshops and vibrant cultural scene, lies just a short drive away.

Surrounded by some of the finest countryside in Mid Wales, the area offers exceptional opportunities for walking, cycling and outdoor pursuits, with the Black Mountains, River Wye and Brecon Beacons all within easy reach. Excellent road links provide convenient access to Brecon, Hereford and Abergavenny, making Bronllys an ideal location for those seeking an attractive village lifestyle without sacrificing connectivity.



ACCOMMODATION

A welcoming entrance hall provides an inviting introduction to the home and includes a conveniently positioned cloakroom fitted with a WC and wash hand basin. The sitting room is a comfortable and well-proportioned space, centred around a contemporary wall-mounted electric fire, creating an attractive focal point.

To the rear of the property, the kitchen/breakfast room forms the heart of the home. Fitted with a comprehensive range of modern units, it incorporates an integrated oven and hob, built-in fridge and freezer, together with recesses for additional appliances. There is ample space for a family dining table, while French doors open directly onto the rear garden, creating an excellent flow between the indoor and outdoor living spaces.

The first floor offers three well-proportioned bedrooms, comprising two comfortable doubles and a generous single. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a P-shaped bath with shower over, WC and wash hand basin.





OUTSIDE

Occupying an attractive corner plot, the property benefits from a private driveway providing off-road parking for two vehicles and leading to the single garage. To the rear, the enclosed garden has been designed with ease of maintenance in mind, creating an ideal space for relaxing or outdoor dining while requiring minimal upkeep. Offering a good degree of privacy, it provides an attractive extension to the living accommodation and is well suited to modern lifestyles.

SERVICES

Mains electricity, water and drainage, gas 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

Herefordshire County Council Band "D"

DIRECTIONS

What3words ///banana.crossword.oils



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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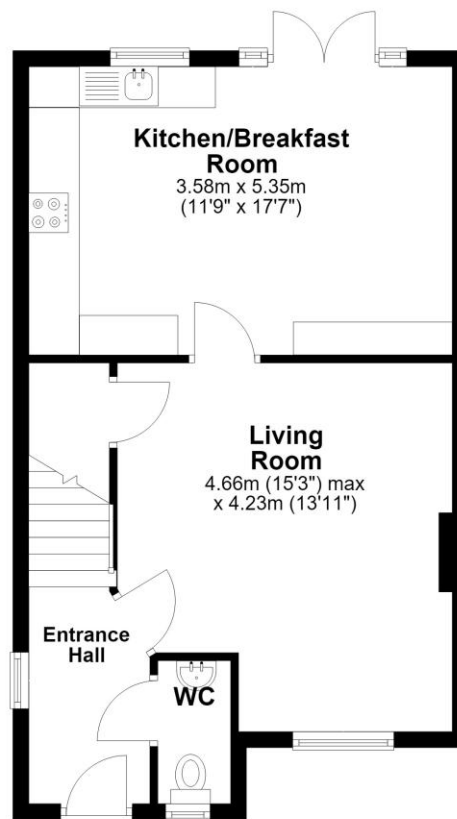
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

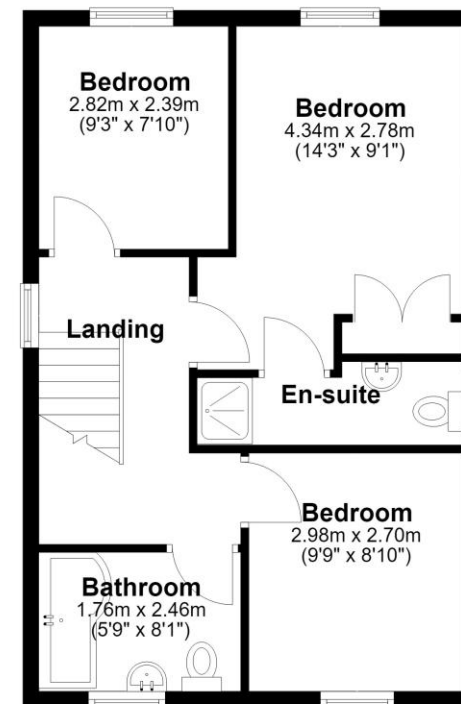


Darren Thomas
Tel 01874 640840
d.thomas@sunderlands.co.uk

Ground Floor



First Floor



Total area: approx. 92.2 sq. metres (992.5 sq. feet)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1492868