

51 Newmarch Street

Brecon, Powys LD3 8AY



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Brecon
Powys
LD3 8AY**

- *Convenient location within walking distance of town*
- *Beautifully presented accommodation*
- *Modern kitchen fitments*
- *Parking space and rear garden*
- *Ideal first time buyer home*

Brecon 0 miles
Abergavenny 21 miles
Cardiff 41 miles

INTRODUCTION

A beautifully presented mid-terrace home, ideally situated in a convenient town setting with the valuable benefit of off-road parking together with a manageable garden.

The property offers well-proportioned accommodation comprising two bedrooms, an attractive and welcoming lounge, a fully equipped kitchen and a modern bathroom. Combining character, practicality and a pleasant outdoor space, this charming home would make an ideal choice for first-time buyers, couples or those looking for a conveniently located town property.

LOCATION

The property is conveniently situated in the historic market town of Brecon, surrounded by the stunning scenery of the Brecon Beacons National Park. Brecon offers a wonderful blend of town and country living, with a range of everyday amenities including shops, cafés, restaurants, schools and leisure facilities close at hand. The town is ideally placed for enjoying the great outdoors, with rolling hills, rivers, waterfalls and scenic walking routes all within easy reach. The surrounding countryside provides an abundance of opportunities for walking, cycling and exploring, while excellent road links connect Brecon with nearby towns and cities, making it an appealing location for both everyday living and enjoying the beauty of mid-Wales.



ACCOMMODATION

Step inside this attractive mid-terrace property and you are welcomed into a bright and inviting living room, where the attractive flooring provides a stylish and practical finish. A characterful exposed brick chimney breast adds warmth and personality to the space.

From the living room, an opening leads through to the inner hall, where stairs rise to the first floor and provide access to the kitchen and bathroom.

The kitchen features a range of fitted units, complemented by an integrated oven and hob, together with a fridge, freezer and washing machine, providing everything needed for modern day living. Completing the ground floor is a modern bathroom, fitted with a bath and over-bath shower, WC and wash hand basin.

Moving upstairs, the first floor offers two well-proportioned bedrooms. The principal bedroom benefits from attractive exposed floorboards, adding further character and charm to the accommodation.





OUTSIDE

To the rear of the property a valuable parking area leads to a pleasant garden with shrubs and a lawned area, ideal for an evening meals/ barbeque space, beyond, a small storage shed and rear access to the house.

SERVICES

Mains electricity, mains water, mains drainage and mains 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.

RATEABLE VALUE

The property is currently listed for Business Rates with a rateable value of £3,450. Any purchaser wanting to use the property for residential purposes will need to apply for a council tax listing.

DIRECTIONS

What3words: ///jigging.shackles.sized



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.

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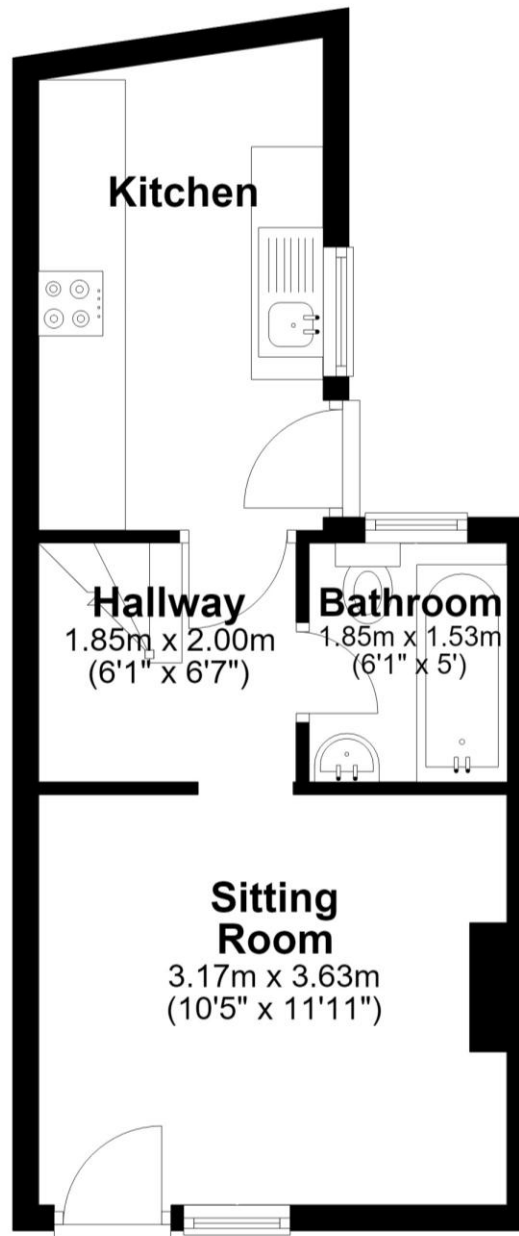
REGISTERED OFFICE: Offa House,
Hereford. HR1 2PQ REGISTERED NO:
OC338911



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Ground Floor

Approx. 26.8 sq. metres (288.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 18.6 sq. metres (199.9 sq. feet)

