

CHRISTIE

R E S I D E N T I A L



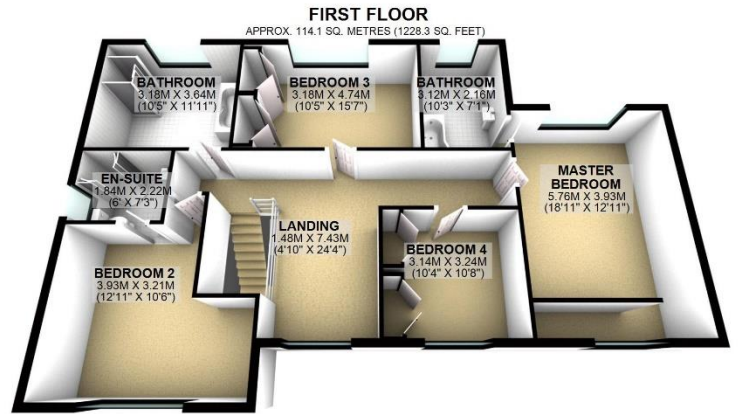
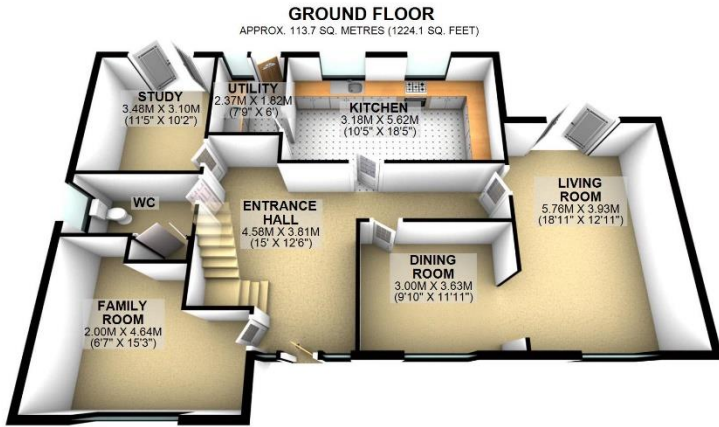
7 SPRINGBANK CLOSE, BWLCH, BRECON, LD3 7SB

A generously proportioned and well-presented four bedroom detached home located at the end of quiet cul-de-sac in the village of Bwlch. The property offers extensive accommodation throughout and further benefits from a south facing rear garden with exceptional views and off road parking including a detached single garage.

- Detached Modern Home
- Four Double Bedrooms
- Lounge & Dining Room
- Kitchen With Separate Utility Room
- Three Bathrooms
- No Onward Chain

PRICE £499,995





TOTAL AREA: APPROX. 227.8 SQ. METRES (2452.4 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ABOUT THIS PROPERTY

Located on the edge of the Black Mountains in the Bannau Brycheiniog National Park this substantial, stone-faced detached house was built around 12 years ago and affords generously proportioned family accommodation throughout. The property is located in a private cul-de-sac on the edge of the village of Bwlch, which lies some 9 miles to the east of Brecon along the A40 and around 11 miles to the west of Abergavenny. The property affords exceptionally generous accommodation throughout with the ground floor comprising an impressive and welcoming entrance hall, leading to the 18' lounge with French doors to the rear, off which is a separate dining room. In addition, there is a large, modern kitchen equipped with a range of integrated appliances including two eye level ovens, microwave and coffee machine, a separate utility room, playroom, study and downstairs cloakroom. On the first floor there is a galleried landing with seating area, which leads to four generous double bedroom including master suite with full bathroom, second bedroom with en-suite shower room, and a family bathroom. The property is set back from the road behind a small, banked frontage with double gates to the side opening to a driveway providing parking for two cars and single garage. The south facing rear garden enjoys simply staggering views across the Usk Valley which are also enjoyed by the rear facing rooms of the house. The garden comprises a substantial upper terrace access from the house ideal for entertaining and surveying the superlative vista, including a pizza oven and barbeque area. Stone steps lead down at the side to a lower lawned terrace including a vegetable garden and fishpond fed by natural spring. This is an excellent modern home in a superb and peaceful rural, village setting that also benefits from no onward chain.

ABOUT THE LOCATION

Bwlch is a charming and popular village situated in the heart of the Brecon Beacons National Park. Located in an area of Outstanding Natural Beauty, Bwlch is only five miles from Crickhowell, just over 6 miles from Brecon and 11 miles from the historic market town of Abergavenny to the east. Access to Abergavenny provides a gateway to the National Rail and Motorway networks. The village benefits from a convenience store, post office and local pub. The nearest junior school can be found just over a mile away in the village of Llangynidr.

DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 11 miles into the village of Bwlch. Having entered the village of Bwlch turn right into Tregraig Road (as the main road turns a sharp left) and then take the first right into Springbank Close.

USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Powys County Council – 01597 827460.

SERVICES: We understand that mains gas, electric and water sewerage are connected to the property. Drainage is via a septic tank.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.