



 **Holters**
Exposure

17 Woodlands Crescent, Brecon, LD3 7RU

Offers in the region of £335,000



Holters
Local Agent, National Exposure

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Looking for a spacious detached four bedroom family home on the outskirts of Brecon? Well look no further! This modern, well presented property is ready to move straight into. With a converted garage it is perfect for someone working from home.

Key Features

- A Spacious Family Home
- With Modern Accommodation
- Offering Four Bedrooms
- Open plan Reception Room
- Modern Kitchen & Bathroom
- UPVC Double Glazing
- Mains Gas Central Heating
- Side & Rear Gardens
- Converted Garage into an Office
- In a Quiet Residential Area
- EPC - C

The Property

17 Woodlands Crescent is a spacious detached, four bedroom family home that is located on a quiet residential development on the outskirts of Brecon. The property is ready to move straight into with a modern finish throughout, it has the benefit of mains gas central heating and UPVC double glazing making it a most comfortable family home.

At the front there is a canopy porch which opens to the main hallway, with a stair to the first floor and access to most of the ground floor rooms. To the right of the hall is the main reception room, open plan it provides ample space for a dining area and a lounge, it is an extremely light room with large windows to two elevations and there is a fitted wood burning stove. To the rear of the hall is a sitting room which has been used as a

games room for children, with fitted storage and French doors opening to the rear garden. It is a great space for the children to enjoy. To the left of the main hall is the kitchen, updated and fitted with modern kitchen units, with ample storage and some fitted appliances, the room has windows to two elevations again making it a light space. Accessed off the kitchen is a utility room with a handy ground floor WC to the side.

The first floor accommodation continues with the modern décor and offers four bedrooms in total. The master bedroom has two fitted wardrobes and enjoys a nice view over the surrounding area and to the hills in the distance. The second bedroom is a large double and the third and fourth bedrooms are also doubles. The family bathroom has been updated and offers a modern white suite.

Outside

Externally the property has off road parking which proceeds the former garage which has been converted into a superb home office, ideal for someone working from home. The gardens are to the side and rear of the house, mainly lawn with raised beds, a garden shed and a large decked seating area which is accessed off the French doors in the play room.

The Location

The property is located on a quiet development on the outskirts of the vibrant market town of Brecon, the town itself is a historic Cathedral town where you can while away the time and lose yourself in its beauty and history as well as the beautiful architecture, its narrow streets and passageways lined with Georgian and Jacobean shop fronts, and in its sense of timelessness. It is a traditional Mid Wales market town, where they are still held every Tuesday and Friday. The River Usk flows through the town and the promenade along the Usk is an ideal area for a gentle stroll, you can even enjoy boating on the river. New additions to the town are Bethel Square Shopping Centre and Theatre Brycheiniog.

Just two miles outside the town are the famous Brecon Beacons, these are one of four ranges of mountains and hills in South Wales which make up the Brecon Beacons National Park. The National Park was established in 1957. The Brecon Beacons are ideally located and open all year round, offering a full range of exciting activities such as, climbing, abseiling, caving, pot holing, gorge walking, kayaking, canoeing, white water rafting, white water kayaking, white water open canoeing, orienteering,



mountain biking, archery, land carting, team building, canoe expeditions, raft building and boasting the first high level ropes course in the area as well as conference facilities and accommodation in Hotels, B&Bs, Inns, Self-Catering Holiday Cottages and camping facilities.

So you will have so many options right on your doorstep, plenty of accommodation options for visiting guests, lots to show them, as well as stunning scenery and views all included within the price of this amazing home.

Nearest Towns

- Hay-on-Wye - 16 miles
- Crickhowell - 14 miles
- Merthyr Tydfil - 21 miles
- Cardiff - 45 miles
- Swansea - 46 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys Coubty Council - Band F

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on

all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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