



30 PARC DEWI SANT  
LLANFAES  
BRECON  
POWYS  
LD3 8EQ

£195,000



**JAMES·DEAN**  
THE ESTATE AGENTS

19 SHIP STREET,  
BRECON,  
POWYS,  
LD3 9AD

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**JAMES·DEAN**  
THE ESTATE AGENTS

- Superbly Finished
- Two Bedrooms
- Modern Semi-Detached House
- Popular Development
- Parking
- Attractive Rear Garden
- Living Room
- Modern Kitchen/Diner
- Downstairs Toilet
- Built In Wardrobes In Master Bedroom
- Bathroom
- Easy Access Of Town Centre
- Close To Open Countryside



#### DESCRIPTION

A superbly finished, two bedroom semi-detached house with parking and attractive rear garden.



#### LOCATION

Parc Dewi Sant is a popular residential development within easy access of the town centre, close to Llanfaes Primary School and open countryside. Brecon is a traditional market town, the centre of the Brecon Beacons National Park. Surrounded by wonderful countryside there is plenty to see and do on your doorstep. There is also a wide range of shops and amenities including a cinema, theatre, leisure centre, library and golf course. With good access links, Cardiff, Swansea and Hereford are all an hour's drive and the nearest train station is in Abergavenny which is 20 miles away.



Built in 2014, No 30 is a modern property which has been superbly finished by the owner. On the ground floor is a downstairs toilet, living room and kitchen/diner which has patio doors onto the garden and an integrated oven, hob, fridge-freezer. Upstairs are the two bedrooms, the master having built in wardrobes along one wall and a bathroom. At the front of the property is parking for two cars and access to the rear garden. The rear garden is then made up of good size patio area perfect for entertaining and a pretty landscaped area with shrub and flower borders.

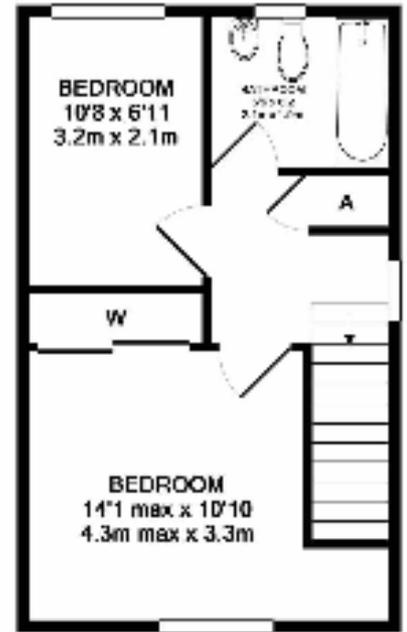
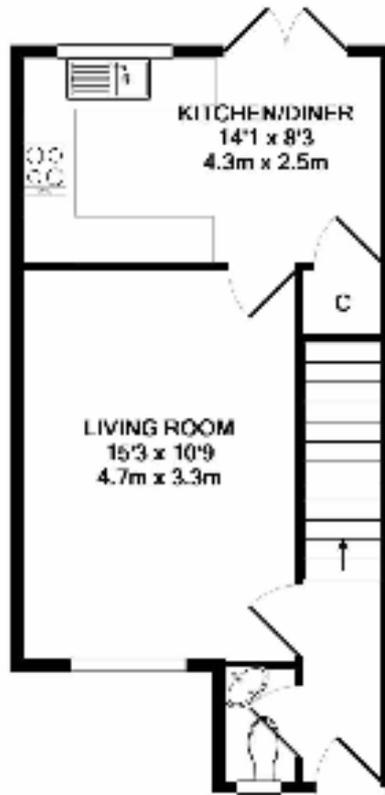


Energy Performance		Current	Target
Energy Efficiency	Good	C	B
Environmental Impact	Good	C	B

Environmental Impact		Current	Target
Energy Efficiency	Good	C	B
Environmental Impact	Good	C	B

**Council Tax:** We have been informed by the local authority that this property has been placed under council tax band 'C' and the amount payable for 2018/19 is £1,352.10

**Services:** All mains services. Gas central heating. Telephone- subject to BT transfer regulations. Please note we have not tested the appliances, central heating or services.



GROUND FLOOR  
APPROX. FLOOR  
AREA 352 SQ FT  
(32.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 233 SQ FT  
(21.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 696 SQ FT (64.3 SQ.M.)



These sales particulars are hoped to provide a fair description of the property, however all statements are made without responsibility of James Dean and should not be relied upon as statement of fact. They do not form any part of a contract and are issued solely in the understanding that all negotiations are conducted through the firm. Items shown in photographs are not included in the sale unless specifically mentioned within the sales particulars.

