

The Green,

Llanbadarn-y-Garreg, Aberedw, LD2 3UT

FINE & COUNTRY



KEY FEATURES

Nestled in the picturesque rural hamlet of Llanbadarn-y-Garreg, this beautifully presented three-bedroom detached cottage is a true gem. Brimming with character, it offers a delightful home in a serene setting. Complete with a well-maintained garden, off-road parking, and a garage with conversion potential, this property is a perfect blend of charm and practicality.

The Green is a charming three-bedroom stone-built detached cottage situated in the hamlet of Llanbadarn-y-Garreg, conveniently located near the village of Aberedw. Boasting a delightful, landscaped garden with mature plants, trees, and shrubs, surrounded by the beautiful landscape of the Edw valley. The accommodation is rich in character, featuring two reception rooms with wood-burning stoves, a conservatory, and a spacious kitchen/breakfast room. Three bedrooms offer comfortable living, with one benefiting from an en-suite. The property also includes a family bathroom and an additional room on the first floor, ideal for use as a dressing room, office, or nursery. In addition, the attached garage has full planning consent for a one-bedroomed annexe.

LOCATION

Aberedw is a small village community located 2 miles away, which offers basic local amenities to include a church, village hall and a very popular public house. Further amenities such as primary and secondary schools, supermarkets, arts centre and golf course can be found approximately 5 miles away in Builth Wells. The market town of Hay-on-Wye (7 miles) and Brecon (13 miles) offer a wider range of facilities.

STEP INSIDE

As you step through the front door, you're welcomed by a porch with dual aspect windows, leading into the entrance hall with a staircase to the first floor.

To the right, you'll find the inviting sitting room, featuring a south-facing window and a striking exposed stone fireplace with a Clearview wood-burning stove.

On the left side of the entrance hall is the delightful study/dining room with exposed stone fireplace housing a wood-burning stove. This room also boasts a south-facing window and a door opening into the conservatory.

At the rear of the property is the kitchen/breakfast room, a charming space with ample room for a dining table and chairs. The three windows allow natural light to flood the room, creating a bright and inviting atmosphere.

A door opens into the boot room, which runs the length of the property and provides access to the rear garden. Additionally, there is another door leading to the utility room, which features a downstairs cloakroom and access to the garage.







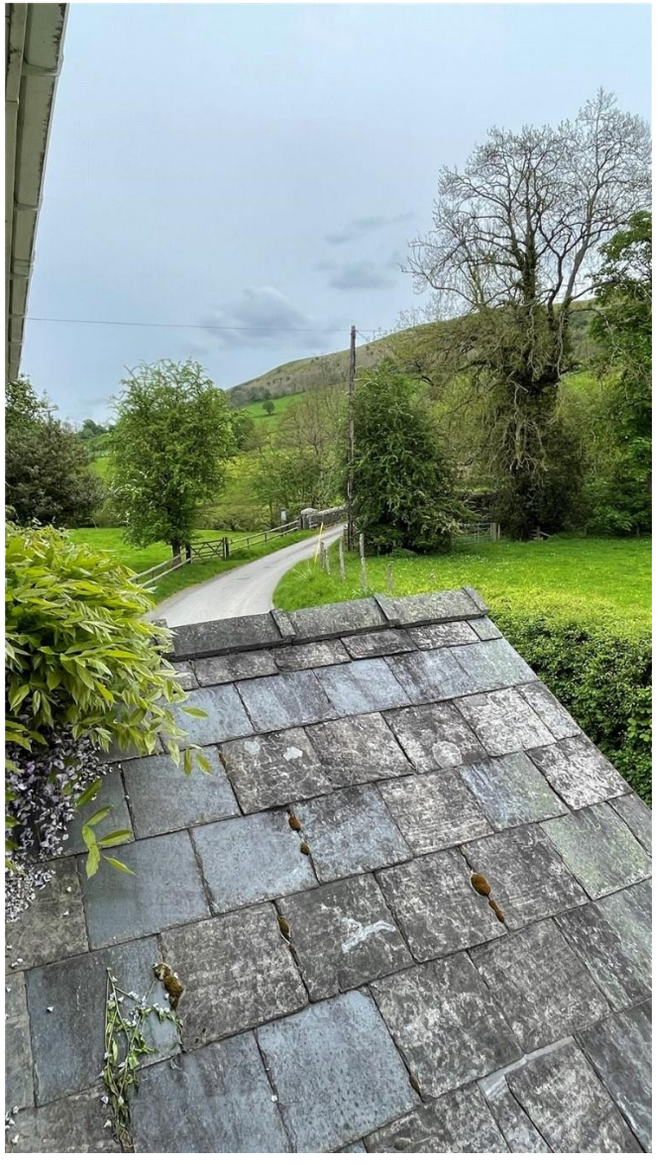






Ascending the stairs to the half landing, you reach the delightful main bathroom with freestanding bath and large shower, and the first bedroom with ensuite.

A second set of stairs leads to the next landing providing access to two delightful double bedrooms with stunning views out to the hills, between the bedrooms sits the dressing room, a versatile space which could also serve as a nursery or office.



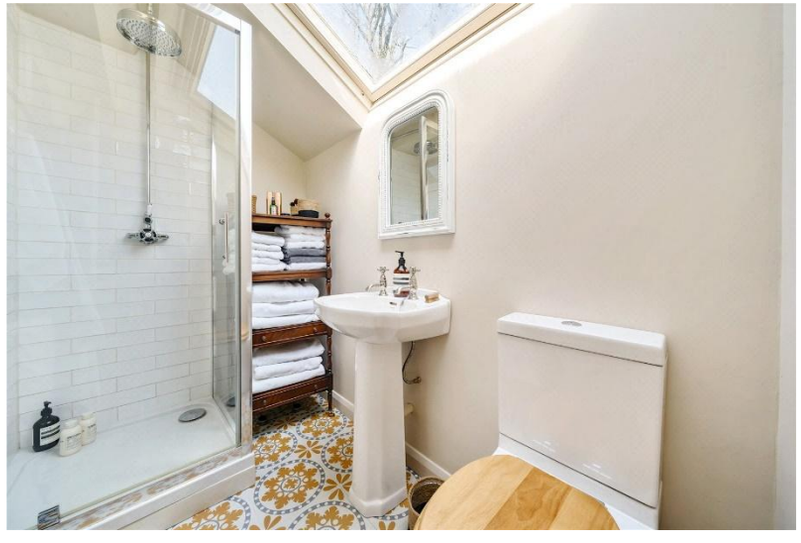








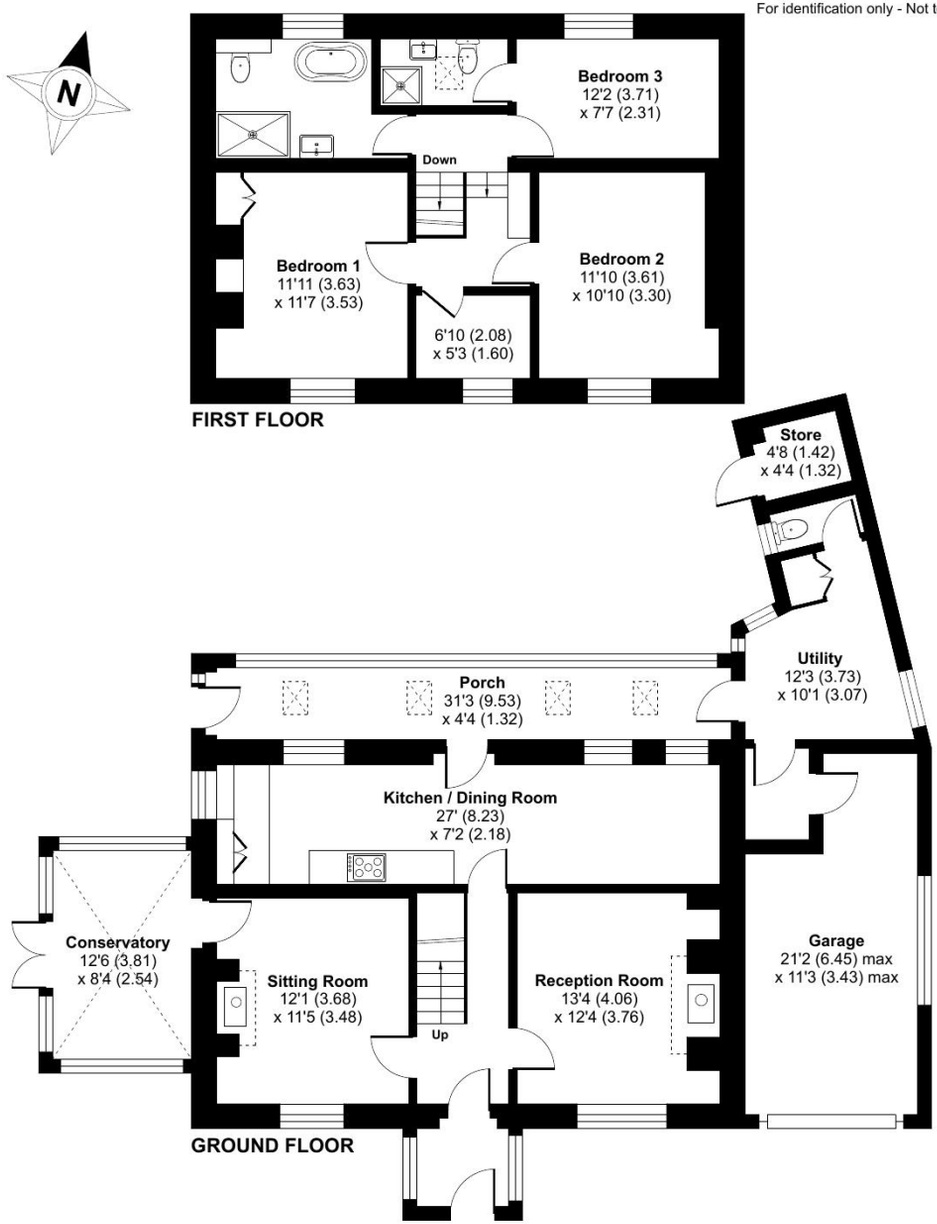




FLOORPLAN

Llanbadarn-y-Garreg, Builth Wells, LD2

Approximate Area = 1704 sq ft / 158.3 sq m
Garage = 196 sq ft / 18.2 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1923 sq ft / 178.6 sq m
For identification only - Not to scale



GENERAL

SERVICES: We are informed that the property is connected to mains electric, private water supply via spring and private septic tank.

HEATING: Calor Gas

Council Tax Band: E

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

Directions: From Hay, proceed south west to Glasbury and turn right at Three Cocks, taking the road for Llyswen and Erwood. Half a mile after Erwood, turn off the A470 onto the B4567 travelling north towards Aberedw. At Aberedw village, turn right and travel through the village for 2 miles before reaching Llanbadarn-y-Garreg. The Green can be found on the left hand side after entering the village and is the 2nd cottage on the left.

Alternative scenic route back to Hay-on-Wye, is to continue along this road turning right heading towards Rhulen. Continue along this road, passing the second signpost for Rhulen and on towards Painscastle. This road takes you up and over Llanbedr Hill offering some amazing views.

TENURE: We are informed that the property is of Freehold Tenure.

NOTICE 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.

VIEWING: By appointment through selling agents –01497 820605
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase the property, you will be required to provide sufficient identification to verify your identity in accordance with the Money Laundering Regulations. A nominal fee per person will be charged for carrying out the necessary identification checks. This fee is payable at the time of verification and is non-refundable.

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REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251. REGISTERED NO: OC310186

APPROVED CODE TRADINGSTANDARDS.UK
The Property Ombudsman

Agents notes: All measurements are approximate and for general guidance only and whilst every ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not guarantee can be given that they are in working order. Internal photographs are reproduced for gener be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA.

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STEP OUTSIDE

The gardens of this property are a true delight. A gate to the left opens into a gravelled driveway that winds around to the beautifully crafted outdoor space.

The garden has been landscaped and is predominantly laid to lawn, filled with a variety of flower beds, mature hedges, and trees. It also features a charming patio area and a lovely pond, creating an idyllic setting for relaxation and enjoyment. Additionally, you can conveniently park outside the garage.









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