



**Forge House**  
**Llanfihangel-Nant-Bran**  
**Brecon**  
**Powys**  
**LD3 9NA**

**Offers in Excess of £328,000**

**bettermove**

## Brecon

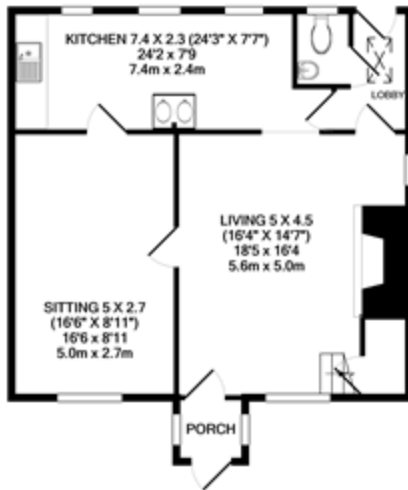
Bettermove are proud to present this 2 bedroom Detached Cottage combining original features and modern enhancements in Llanfihangel-Nant-Bran, available with no forward chain.

The property benefits from double glazing, air source heat pump, solar panels and has off street parking available. The council tax band is E.

The interior of this well presented property comprises a spacious living room with inglenook fireplace, sitting room with wood-burning stove, the kitchen/diner with a painted exposed stone wall and a convenient cloakroom on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior of the property boasts a private rear garden with a wooden summer house, perfect for enjoying the summer months.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





GROUND FLOOR  
APPROX. FLOOR  
AREA 765 SQ. FT.  
(71.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 1154 SQ. FT. (107.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ. FT.  
(36.1 SQ. M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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