

*Attention 1st time buyers / Attention investors - A superbly presented 3 bed semi detached home. Set in a wonderful woodland and countryside setting with ample off road parking. Sennybridge Near Brecon / Llandovery - West Wales.*



48 Coedwaungar, Sennybridge, Brecon, Powys. LD3 8TR.

£269,000

Ref R/5018/RD

Attention 1st time buyers/Attention investors ! Ideal opportunity to get onto the housing ladder\*\*Suitable for those seeking to down size\*\*Fully refurbished and superbly presented 3 bed semi detached home\*\*No expense spared on fixtures and fittings\*\*Tastefully decorated\*\*Open plan kitchen, living and dining space\*\*Feature master bedroom with en suite\*\*Parking for 3+ vehicles\*\*Private rear amenity area with woodland setting\*\*Close to countryside walks and the Brecon Beacons\*\*Good sized bedrooms\*\*Modern bathroom\*\*MOVE IN TOMORROW ! Fully upvc double glazing\*\*Feature conservatory and sun room\*\*AN OPPORTUNITY NOT TO BE MISSED\*\*

The property is situated within the rural village of Sennybridge being strategically positioned between the market towns of Brecon and Llandovery and also being close to the A470 and the Heads of the Valleys road linking to South Wales and the wider strategic road network. The village offers a good level of local amenities and services including village shops, post office, petrol station, public houses. The nearby towns of Brecon and Llandovery offers public and private education opportunities, good public transport connectivity and employment opportunities.



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## GENERAL

An impressive 3 bedroom semi detached home set in a central village location with wonderful countryside and woodland setting.

The property has been fully refurbished and modernised in recent times to present a high standard of living accommodation but also being extremely comfortable.

A feature conservatory is located to the rear of the property with a wonderful outlook over the adjoining woodlands and down to the river below.

The property offers good sized bedroom accommodation being ideal for those seeking to get onto the housing ladder or down sizing or even as an investment opportunity.

The accommodation provides more particularly as follows -

## THE ACCOMMODATION

### Front Porch

With upvc glass panel door with window to front, wood effect flooring. Glass door into -

### Entrance Hallway

16' 9" x 3' 10" (5.11m x 1.17m) with wood effect flooring, radiator, spot lights to ceiling.



### Front Bedroom 1

12' 9" x 12' 4" (3.89m x 3.76m) a double bedroom with feature patio doors to front, fitted cupboards, wood effect flooring, multiple sockets, vertical radiator to wall.



### Front Bedroom 2 /Office/Study

8' 7" x 7' 10" (2.62m x 2.39m) window to front, multiple sockets, radiator.





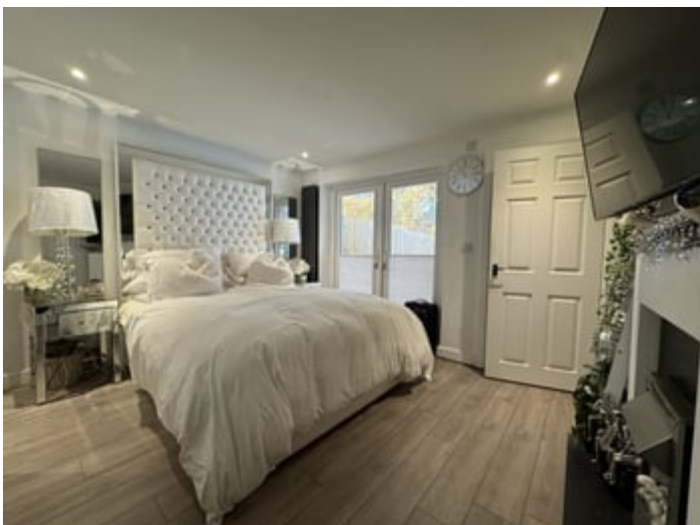
**Bathroom**



7' 10" x 4' 5" (2.39m x 1.35m) a modern white suite including panelled bath with shower over, single wash hand basin and vanity unit, heated towel rail, fully tiled walls, tiled flooring, spot lights to ceiling, access to loft.

### **Master Bedroom / Bedroom 3**

12' 4" x 9' 11" (3.76m x 3.02m) a luxurious double bedroom suite with feature electric fire, patio doors to garden and decking area, wood effect flooring, spot lights to ceiling, fitted cupboards.



**En Suite**

7' 0" x 6' 0" (2.13m x 1.83m) with 6ft walk in shower with side glass panel and shower fittings with waterfall head, side window, single wash hand basin, vanity unit, w.c. wood effect flooring, heated towel rail, spot lights to ceiling.



### **Kitchen**

11' 3" x 10' 6" (3.43m x 3.20m) with high gloss white range of high quality base and wall units with wood effect worktop, side windows, fitted fridge and freezer, plumbing for washing machine, double oven and grill, induction hob with extractor over, fitted microwave, sink and drainer with mixer tap, wood effect flooring, spot lights to ceiling, open plan to -

## Dining and Lounge Area



17' 5" x 15' 0" (5.31m x 4.57m) with window to side with side glass door to decking area, space for 6+ persons dining table, 2 x radiator, wall lights, spot lights to ceiling, multiple sockets, wood effect flooring, double glass door into -

## Conservatory/Sun Room



15' 10" x 12' 5" (4.83m x 3.78m) with a high quality fully glazed door to ceiling conservatory with sliding patio doors to the rear amenity area and adjoining woodland. Glass roof over providing a wonderful setting beneath the adjoining trees. Wood effect flooring, multiple sockets, radiator.

## EXTERNALLY

## To the Front





The property is approached via an estate to a tarmacadamed front and side forecourt with space for 3+ vehicles to park comfortably with continuing driveway leading through to -

### To the Side and Rear



Gravelled side path and rear footpath surrounding the rear of the property and leading to the decking area from the master bedroom.

### Please note -

Adjoining the property is a wonderful woodland setting leading down to the river below providing a wonderful extended amenity area. Nearby countryside walks.

This is not within the ownership of the property.

## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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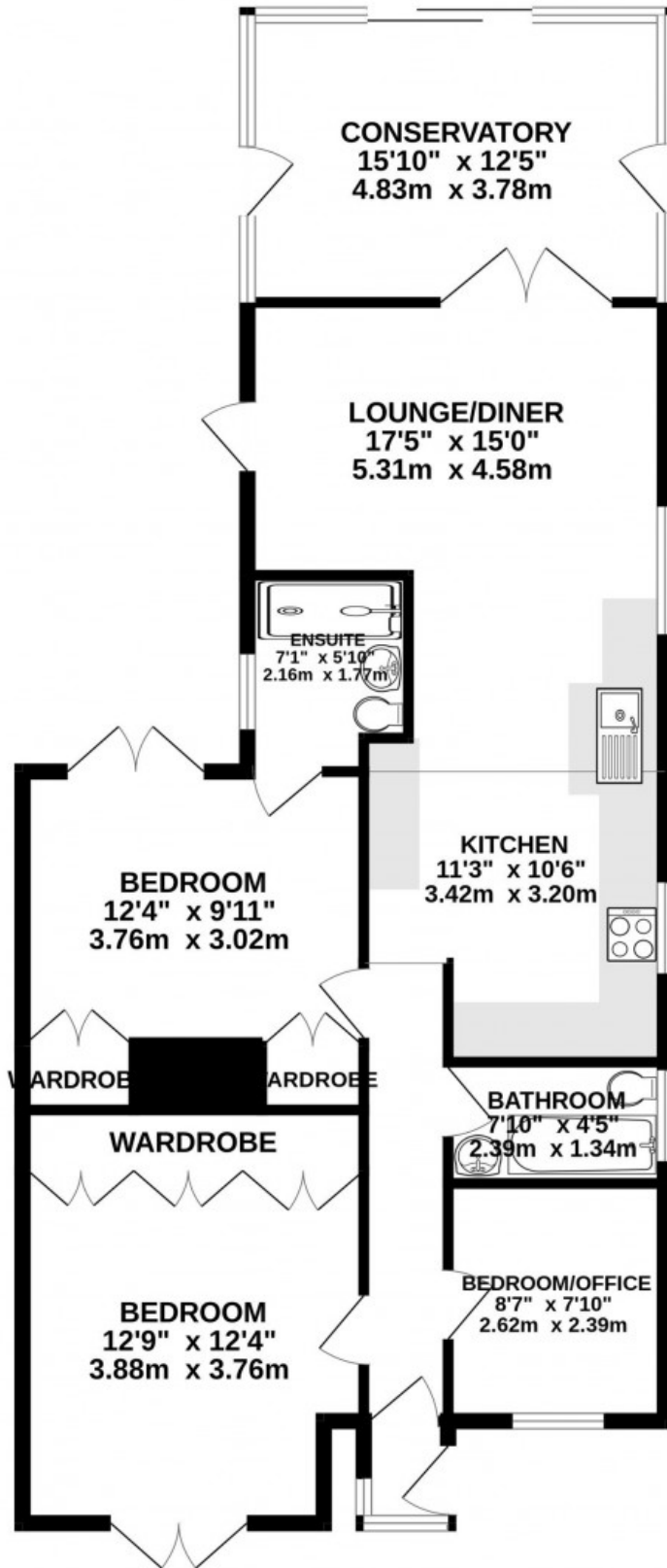
## **Services**

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - We are informed the property is of Freehold Tenure.

Council Tax Band - B (Powys County Council).

GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (59)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

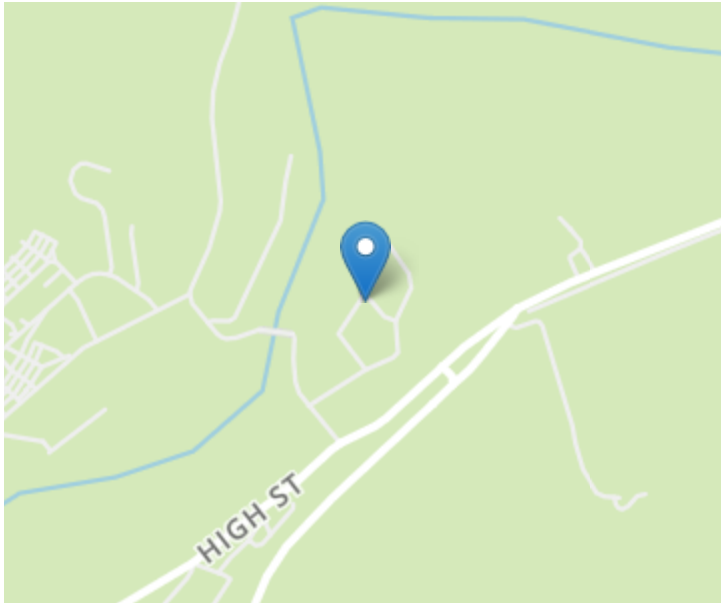
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



### Directions

From Brecon head west on the A40 sign posted Llandovery and Lampeter. Proceed for approximately 15 minutes passing through the villages of Llanspyddid and Penpont until you reach Sennybridge. Ignore the turning onto the A4067 sign posted Merthyr Tydfil and take the 1st right hand exit from the A40/High Street passing three houses on your right hand side and turning right into Coedwaungar. Proceed around the estate road, taking the 2nd left hand turning, proceed up the hill passing the park on your right hand side and No 49 Coedwaungar will be located on your right hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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