



## Rosedene, Caerbont, Abercrave, Swansea, Powys SA9 1SW

**Reduced: £400,000**

### Property Features

- Recently Extended & Renovated to a High Standard
- Large Driveway
- Plot extends to 0.181 acres in total
- No Onward Chain
- Ideal Family Home
- Flooded with Natural Light Throughout
- Modern, High-Specification Interior Throughout
- Quiet Position with Excellent Access to the A4067

### Property Summary

This beautifully extended and recently renovated three-bedroom detached bungalow is located in the sought-after village of Caerbont, enjoying a peaceful semi-rural setting in the heart of the Brecon Beacons. The property offers stylish, contemporary living with three well-proportioned double bedrooms, one of which with an en-suite bathroom, complemented by bright and spacious accommodation throughout.



## Full Details

### Overview

The accommodation has been thoughtfully reconfigured to create a light-filled and versatile living environment. Three generous double bedrooms are provided, including an impressive principal suite with en-suite facilities, while the remaining accommodation is well proportioned and finished to a high standard throughout.

The true centrepiece of the home is the stunning open-plan kitchen, dining and family space. Designed to maximise natural light and enhance the connection to the outdoors, this striking room features a dramatic glazed gable and a fully glazed rear elevation incorporating four-panel centre-opening aluminium sliding doors. These open seamlessly onto the recently upgraded patio terrace, creating an effortless transition between indoor and outdoor living - ideal for entertaining or relaxed family life.

The terrace itself benefits from partial shelter beneath the extended roofline, offering a comfortable seating area from which to enjoy far-reaching views across the surrounding woodland and river beyond. Further practical enhancements include underfloor heating within the extension, a separate utility room and generous off-road parking.

Offered with no onward chain, this exceptional home presents a rare opportunity to acquire a high-quality, turn-key property in a peaceful yet well-connected location, where modern comfort and natural beauty combine effortlessly.

### Location & Situation

Caerbont is a well-regarded village near Ystradgynlais in Powys, set within the Brecon Beacons National Park at the upper end of the Swansea Valley. Known for its striking scenery and peaceful rural atmosphere, the area offers an attractive countryside lifestyle while remaining well connected.

Ystradgynlais provides a good range of everyday amenities including supermarkets, independent shops, cafés, schools and healthcare facilities. The surrounding area is renowned for its walking and outdoor pursuits, with Pen y Fan and the popular Four Waterfalls Walk both within easy reach.

The village is conveniently positioned for access to Brecon, Neath and Swansea, with strong road links to the wider South Wales region and the M4 corridor, making it an ideal balance of rural living and accessibility.



## ACCOMMODATION:

### Hallway

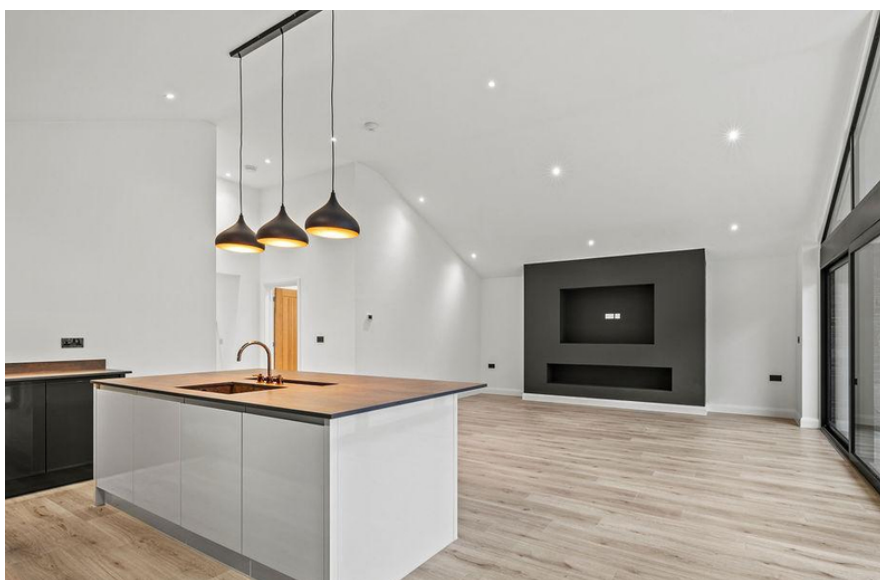
The hallway is an 'L' shape, with access to the front of the property and the right elevation, and its finished off with Wood Effect Laminate Flooring and benefits from velux windows.

### Open Plan Kitchen, Living Area, Dining Area - 6.05m x 7.50m (19' 10" x 24' 7")

The kitchen is finished to a very high standard and is fitted with an integrated oven and induction hob, a refuse drawer, and a champagne trough. A standout feature is the impressive central island, which incorporates a copper sink.

The open-plan living area is thoughtfully designed and features a media wall, providing a dedicated space for a television and associated equipment.

As well as 4-panel centre opening sliding doors that open directly onto the patio area.



### Utility Room - 2.10m x 3.17m (6' 11" x 10' 5")

The room is fitted with base units and a sink, houses the combi boiler, and provides plumbing for a washing machine and tumble dryer. It benefits from a window in the elevation and is finished with wood-effect laminate flooring.

### Principle Bedroom - 4.95m x 3.65m (16' 3" x 12' 0")

The principal bedroom is situated at the front of the property, enhancing natural light with a bay window. It is carpeted throughout and benefits from an en-suite.

### Principle Bedroom En-Suite - 3.54m x 1.88m (11' 7" x 6' 2")

En-suite comprising a shower cubicle, WC, wash basin, and heated towel rail, with tiled flooring.



### Bedroom 2 - 3.54m x 3.59m (11' 7" x 11' 9")

A double bedroom with an attractive front-facing bay window and is fully carpeted throughout.



### Bedroom 3 - 3.56m x 3.36m (11' 8" x 11' 0")

A double bedroom with a window to the side and is fully carpeted throughout.



### Main Bathroom - 3.54m x 1.88m (11' 7" x 6' 2")

The main bathroom features a WC, washbasin, shower cubicle and bathtub, complemented by a heated towel rail and an illuminated mirror. The space is finished with stylish tiled flooring throughout and elegant emerald-green wall tiles.

### Front - External

The front of the property benefits from a large gated driveway providing ample space for multiple vehicles, and has recently been tarmacked, providing a neat and modern finish. It also benefits from a corner garden area laid to lawn, adding a touch of greenery to the front exterior.

### Rear - External

The rear of the property showcases an impressive modern design, featuring a spacious paved patio area that flows directly from the open-plan living space through large four-panel sliding doors. The striking apex glazing and full-height windows create a seamless indoor-outdoor connection while allowing an abundance of natural light into the home.

A sleek glass balustrade provides an elevated outlook across the rear garden, which is laid to lawn and bordered by mature greenery, offering both privacy and an attractive backdrop. The combination of high-quality stonework, contemporary glazing, and landscaped hardstanding delivers a stylish and low-maintenance outdoor space ideal for relaxation and entertaining.



### Additional Information

#### Services

We understand the property benefits from all mains services, to include mains electricity, water, and drainage.

The property benefits from gas-fired central heating.

It should be noted that none of the services have been tested.



### Tenure

The property is held FREEHOLD.

### Occupation

The property is vacant and is offered for sale with no onward chain.

### Council Tax

The property sits within Band D.

### Energy Performance Certificate

The property has an EPC rating of a C, valid until the 3rd February 2035.



### What3Words & Postal Code

retail.listen.upper & SA9 1SW

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

### Local Authority

Address: Powys County Council, Spa Road East,  
Llandrindod Wells, Powys, LD1 5LG.  
Telephone: 01597 827460.



### Plans, Areas & Schedules

A copy of the plan attached is for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.



### Method of Sale

The property is offered For Sale by Private Treaty at a Guide Price of £425,000.

### Viewing

Strictly by appointment with sole selling agents, Rees Richards & Partners.

Please contact the office for further information.

Company Address:

Druslyn House,  
De-La Beche St,  
Swansea,  
SA1 3HH.

Company Telephone: 01792 650 705

Company Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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 