



## 4 Beds, Detached, Freehold, £575,000

Pen-ay-Byd, Trefil Road

3EA - Three Estate Agents are delighted to offer to the market this four/five bedroom detached property located in the rural location of Trefil. This village is located at the top of The Sirhowy Valley near the Brecon Beacons National Park.

### Features

- NO CHAIN
- DETACHED
- FOUR/FIVE BEDROOM
- LARGE/KITCHEN DINER
- LARGE LOUNGE DINER
- OFF ROAD PARKING FOR MANY CARS

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Trefil being the highest habituated village in Wales where Nye Bevan would often frequent the local village pub.

Also, fantastic opportunity to turn this substantial family home into an Airbnb to cater for walkers & bikers. The workshop in the garden can be turned into stables.

It is located in a quite rural location surrounded by excellent views, Brecon Beacons national park is also a short drive away along with the town of Tredegar.

The property briefly comprises of a large open plan kitchen/diner with Indian slate floor, large breakfast island, solid fuel fire, double gas oven, induction hob, extractor hood, integrated; dish washer, fridge freezer, wine cooler, open plan stairs and two French Doors opening to the front of the property.

There is a reception room located off the kitchen with solid wood flooring that could be utilised as an office, a lounge or as a separate dining room.

Also adjacent to the kitchen there are two utility rooms with further storage room / pantry.

Finally on the ground floor there is a wet room.

To the first floor there is a very large lounge with solid wood flooring, solid fuel Stovax fire, French Doors to the front and rear of the room giving ample natural light to this spacious living area.

There are four bedrooms all with solid wood flooring, the master also benefits from French Doors, built in wardrobes and an en-suite shower room with ceramic tiles to floor, ceramic tiles to walls. Three





# 3 THREE ESTATE AGENTS

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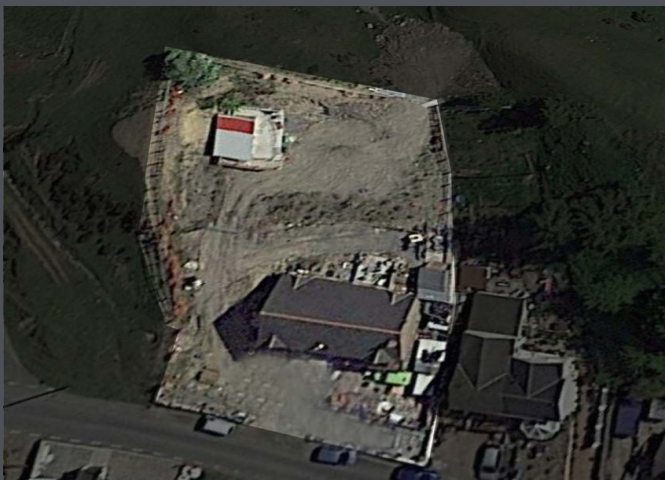
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	68   D
39-54	E		
21-38	F		
1-20	G		