

# Lot 23

Caepost Cottage, Trefecca Road, Talgarth,  
Brecon, Powys LD3 0PN

**GUIDE PRICE: £230,000**



## CHARMING PICTURESQUE COUNTRY COTTAGE

This intriguing country cottage that we understand was built circa 1811 is situated within a beautiful setting of the village of Talgarth in mid Wales Powys within easy walking distance of the village amenities. The property offers three-bedroom accommodation with many character-style features and has views over its own gardens, farmlands and Black Mountains. The property boasts a ¼ acre garden with mature trees, gravel paths, pond area and also includes a driveway that leads to car parking area and large car ports. The property is situated approximately 9 miles from the market town of Brecon and the local area contains a lot of history. In particular the local famous artist Alex Williams was believed to have lived here. The property is sold with the benefit of vacant possession.

### ACCOMMODATION

Ground floor: lounge/diner 19'4 x 15'8, kitchen, 13'6 x 10'9, conservatory 10'3 x 9'7, bathroom, first floor: bedroom one 13'7 x 10'7, bedroom two 10'11 x 9'8, bedroom three 10' x 9'7

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Powys County Council: 0845 602 7030

Council Tax Band: F

### VENDORS SOLICITORS

Peter Davis, Woodland Davis Partnership, 4 The Balwark  
Brecon, Powys LD3 7LB Tel: 01874 624422

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■