

Dolgarreg, North Road, Builth Wells, Powys. LD2 3DD
Telephone: 01982 553248 Fax: 01982 553154
Email: admin@chester-master.co.uk
www.chestermaster.co.uk


**Chester
Master**™

*Chartered Surveyors
Rural Property Consultants & Managers
Land Agents*

1 LEY COTTAGE

Llyswen, Brecon, Powys LD3 0YN

**A Traditional Semi-Detached Cottage In The Wye Valley,
Near The Village Of Llyswen**



Kitchen, Living Room, Sitting Room, 2 Bedrooms, Bathroom, Hall.
Woodburner, Air Source Heat Pump Central Heating, Solar Electric Panels and Battery,
Mains Electricity, Mains Water, Private Drainage, Garden and Sheds.

TO LET

Unfurnished for a Period of 1 Year on a Standard Occupation Contract
At a Rental in the Region of £825.00 Per Calendar Month

VIEWING - Strictly By Appointment Through The Sole Letting Agents And Only On
Completion Of An Application to View Form.

**These particulars give only a general outline and your attention is drawn to the
notice printed overleaf.**

Regulated by RICS



PROFESSIONAL SERVICES INCLUDE:

Rural Consultancy

Sale & Purchase of Farms and Estates
Letting of Houses, Cottages, Fishing & Shooting Rights
Management of Farms and Estates
Valuation of Farms & Estates
Telecommunication Mast Negotiations
Road and Pipeline Compensation

Bookkeeping & Payroll Services

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Chester Master Ltd for themselves and for the Vendors or Lessors of this Property whose agents they are give notice that:

- (1) The particulars are produced in good faith and are set out as a general guide. They are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and lessees and do not constitute, nor constitute part of, an offer of contract. No responsibility is assumed for the accuracy of individual items; prospective purchasers and lessees ought to seek their own professional and legal advice;
- (2) All measurements are approximate and are for identification purposes only. All descriptions, plans, photographs, images, dimensions, areas, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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- (4) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn;
- (5) If there is any point which is of particular importance to you or upon which you need further information or clarification, please contact the agents who will be pleased to assist you, especially if you intend to travel some distance to view the property.

SITUATION

The property is located on the Llangoed Estate about half a mile north of Llyswn and is situated adjacent to the A470 Llyswn to Builth Wells road. Llyswn is approximately 7½ miles from Hay-on-Wye, 9 miles from Brecon, 11 miles from Builth Wells and 29 miles from Hereford.

THE PROPERTY

1 Ley Cottage is a two-storey mainly stone-built semi-detached cottage with a slate roof and double-glazed windows throughout. It possesses good views over the Wye Valley, with woodland to the rear.

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR

The Front Door leads into a **Porch** (1.54m x 1.03m), which in turn has doors leading to the rear of the property and to the **Hall**.

Hall (4.08m x 1.47m) with radiator, telephone point, understairs cupboard and doors to: -

Living Room (4.07m x 3.66m) with an east facing window, Wood Burner, radiator, telephone point, TV aerial/satellite connection point and 2 double electrical sockets

Kitchen (2.9m x 2.12m) "galley" style with 2 south facing windows, stainless steel sink unit, a range of kitchen floor and wall units and work tops, electric cooker point, plumbing for dishwasher, 3 double electrical sockets and door to **Pantry**

Pantry (2.14m x 1.35m) with east facing window, shelving, stone slab, 1 double electrical socket and large hot water cylinder.

Bathroom (2.28m x 1.92m) bath with shower over, wash hand basin, WC, washing machine point, west facing window, radiator and extractor fan

Sitting Room (3.17m x 2.75m) with a west facing window with shutters, 1 double electrical socket, radiator and stairs leading to First Floor.

FIRST FLOOR

Stairs and landing with doors to:-

Bedroom 1 (3.33m x 2.74m) with a west facing window, radiator and 2 double electrical sockets.

Bedroom 2 (4.31m x 3.87m) with an east facing window, radiator, 1 double electrical socket, TV aerial point.

OUTSIDE

The Cottage has a small garden to the front of the property and a larger one to the rear comprising borders, lawn, mature fruit trees and path. The garden is approximately 0.2 acres in total. Two wooden framed and corrugated iron clad sheds are located in the rear garden.



FIXTURES AND FITTINGS

Whilst the property is to be let unfurnished it does have carpets throughout (except for vinyl floor coverings in the kitchen, pantry, bathroom and part of the hall). All fixtures and fittings will remain the property of the Landlord and will be listed on an Inventory that will be included within the Standard Occupation Contract.

SERVICES

Mains electricity, mains water, shared private drainage via septic tank. Telephone subject to BT regulations. Electric solar panels and accompanying battery (located in loft). Air source heat pump located just outside kitchen for hot water and central heating.

CAR PARKING

The property has the shared use of a large parking area to the rear of the property.

TERM

The property will be offered, subject to contract, on a Standard Occupation Contract for a period of 1 year at a rent in the region of £825.00 per calendar month, payable by bank standing order.

REFERENCES

Prospective contract-holders must provide information and proof of identification to the letting agency and a reference checking agency.

OUTGOINGS

The Contract-Holder will be responsible for all outgoing including Council Tax (Band "C"), electricity, fuel, water rates, telephone, internal decoration, minor repairs and garden maintenance.

The Landlord will arrange the periodic emptying of the septic tank. The contractor's cost will be shared equally between the Contract-Holder and the other estate property that uses it.

HOLDING DEPOSIT

A Holding Deposit of the equivalent of one week's rent must in accordance with the Renting Homes (Fees Etc.) (Wales) Act 2019 be paid by the applicant upon any offer (subject to contract) of a Contract by the Landlord and will confer the right of first refusal on the property subject to the completion of a Contract agreement within 15 days of receipt of payment (unless extended by the parties' agreement).

Should the application be successful, then the Holding Deposit will be used towards part payment of the Security Deposit. The Holding Deposit will however be retained by the Landlord should the applicant(s) provide false or misleading information at the time of their application and/or if an applicant(s) chooses not to enter into a Contract agreement or fails to take reasonable steps to enter one.

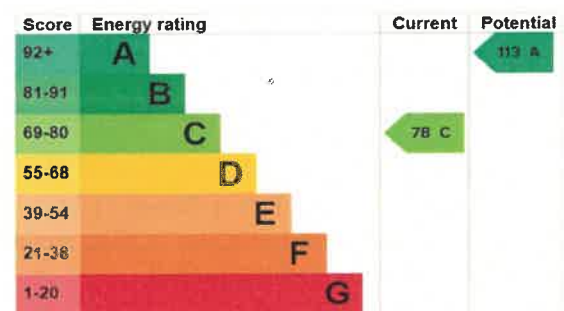
SECURITY DEPOSIT

A security deposit of £1,237.50 will be payable on signing the Standard Occupation Contract and will be returnable at the end of the Contract provided the terms of the Standard Occupation Contract have been complied with and in accordance with a statutory insurance-based deposit scheme.

PETS

Well behaved pets accepted, subject to agreement on type and number.

ENERGY PERFORMANCE CERTIFICATE



LOCAL INFORMATION

Shops & Services – the nearest shop and petrol station is at Llyswen, which also has a primary school. Other shops and services (including health care and high schools) can be found at Three Cocks, Talgarth, Hay on Wye, Brecon and Builth Wells.

Outdoor Recreation – this part of Mid-Wales is well known for beautiful scenery, wildlife and outdoor recreational pursuits, such as fishing on the rivers Wye and Usk, walking, horse riding and bird watching. There are golf courses at Builth Wells and Brecon.

Indoor Activities - Brecon and Builth Wells have Leisure Centres, Swimming Pools and theatres, with the nearest cinemas at Hay on Wye, Brecon and Builth Wells.

Events – Hay-on-Wye Literary Festival (May), Royal Welsh Show at Builth Wells (July), Brecon Jazz Festival (August).