



12A Cortay Park

, Llanyre, LD1 6DT

Offers In The Region Of £325,000



Set within the peaceful village of Llanyre, 12a Cortay Park offers a relaxed rural lifestyle with the convenience of Llandrindod Wells close by. The village is home to a church and The Bell Country Inn, an easy walk for a hearty Sunday lunch, and if you want some exercise afterwards, a footpath provides a scenic walking route through the surrounding countryside to the Historic Spa Town of Llandrindod Wells.

The property opens into an entrance porch and welcoming main hall. The ground floor offers a convenient WC, dining room with access to a conservatory, kitchen, utility room and a separate living room, featuring a wood-burning stove, the living room provides a warm and inviting space for relaxing throughout the year. The utility room also benefits from internal access to the garage, adding valuable practicality to everyday living. Upstairs, there are four bedrooms, including one with an en-suite shower room, together with a family bathroom. The versatile layout provides comfortable accommodation for family life, visiting guests or working from home.

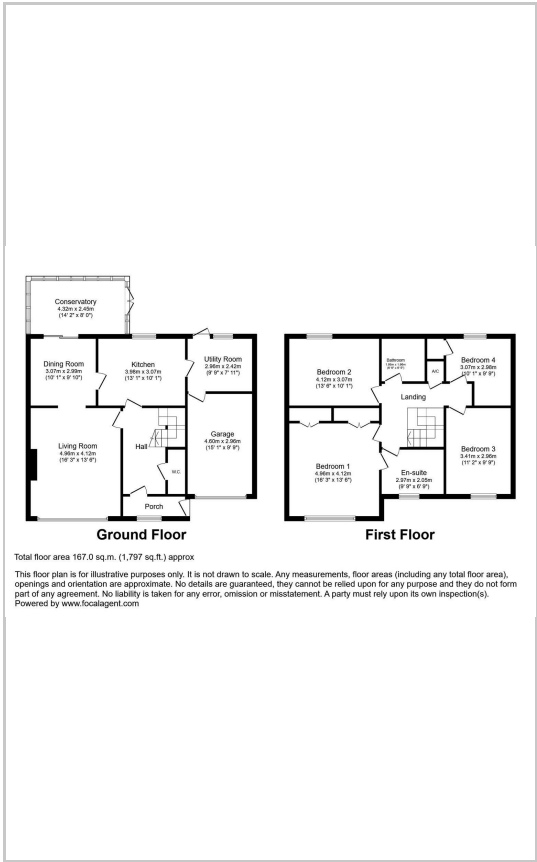
The rear garden has been thoughtfully landscaped to create an attractive and easy-to-maintain outdoor space. A patio beneath a pergola adorned with climbing plants offers an appealing spot for outdoor seating, not forgetting the outdoor barbecue area for entertaining or enjoying the garden in warmer months. The garden also includes a good-sized wooden greenhouse, numerous potted plants and a selection of bushes, with



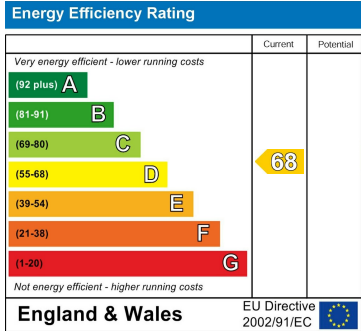
Area Map



Floor Plans



Energy Efficiency Graph



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