

**Oakfield Drive  
Crickhowell  
Powys.**

Price **£395,000**

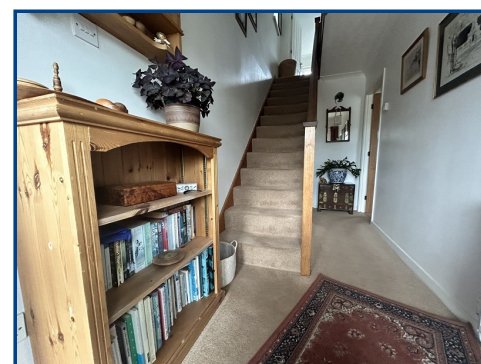


- Three bedroom link detached property
- Popular location
- Sitting room through to kitchen/dining room
- Utility room, WC, access into garage
- First floor shower room
- Lovely enclosed low maintenance rear garden
- Open plan front garden with driveway parking
- Gas heating system and double glazing
- Well presented throughout

**General Description**

A well presented family home located within easy reach of Crickhowell's well regarded Primary School. The property has been well cared for and improved by its current owners over the years. The property benefits from an attractive low maintenance enclosed rear garden and open plan front garden with off street driveway parking, garage and some lovely open views to the front from the first floor. EPC D67.

**EPC Rating: D67**



Viewing: **01873 810 213**

Website: **www.ctf-uk.com**

Email: **crickhowell@ctf-uk.com**

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**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

### Property Description

Located on a popular residential development a short distance from Crickhowell High Street and local amenities and within walking distance of the local Primary school. This well presented family home has been improved and cared for by it's current owners over a number of years.

The property comprises, entrance hall, sitting room, dining room open through to kitchen, utility room with access into garage plus ground floor WC, first floor landing with three bedrooms plus shower room. The property further benefits from gas heating system, double glazing, open plan front garden with driveway parking leading to garage with electric roller shutter door to front, lovely enclosed low maintenance rear garden with summerhouse.

Crickhowell is a small picturesque market town situated in the Brecon Beacons National Park. It has a health centre, highly regarded primary and secondary schools, library and an excellent range of individual local shops, restaurants, hotels etc. There are good road links into the local trunk road network and a train station is situated in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

### Ground Floor

#### Entrance

Via PVC double glazed entrance door with PVC double glazed side panel onto...

#### Hallway

With carpet, radiator, carpeted stairs to first floor with storage cupboard under, textured and coved finish to ceiling, glazed panel door into...

#### Sitting Room (16' 7" x 10' 4") or (5.05m x 3.16m)

With fitted carpet, radiator, power points, coving to ceiling, PVC double glazed window to front aspect with Venetian blind, archway through to...

#### Kitchen/Dining Room (16' 2" x 10' 8") or (4.92m x 3.26m)

#### Dining Area

With fitted carpet, radiator, power points, coving to ceiling, PVC double glazed french doors leading out to rear garden, open through to...

#### Kitchen

Fitted with a range of matching base and wall units with granite work surface and under mounted sink with mixer tap over, electric Hotpoint eye level double oven, five ring Hotpoint stainless steel gas hob with extractor canopy above, tiled splash back, integrated dishwasher, pelmet lighting, inset ceiling spot lighting, tiled floor, PVC double glazed window to rear aspect, PVC double glazed door to side, door to built in pantry/storage cupboard with wooden shelving, door to...

#### Utility / Store Room (8' 6" Max x 8' 2" Max) or (2.60m Max x 2.50m Max)

With wall mounted gas fired Worcester condensing boiler, tiled flooring, work surface with plumbing for washing machine and space for tumble dryer under, power points, PVC double glazed window to rear aspect, door leading into garage, door to...

#### W.C. (5' 4" x 2' 11") or (1.62m x 0.90m)

With WC, wall mounted wash hand basin with tiled splash back, tiled flooring, radiator, PVC double glazed window to rear aspect.

### First Floor Landing

PVC double glazed window to side aspect with Venetian blind fitted, fitted carpet, textured and coved finish to ceiling, panel door to airing cupboard housing hot water cylinder with slatted shelving. Panel doors off to...

#### Bedroom 1 (12' 0" x 9' 2") or (3.66m x 2.80m)

PVC double glazed window to front aspect with Venetian blind fitted, radiator, power points, fitted carpet, textured and coved finish to ceiling, built in wardrobes to one wall with clothes hanging rails and sliding doors to front.

#### Bedroom 2 (12' 6" x 8' 0") or (3.82m x 2.45m)

PVC double glazed window to rear aspect with Venetian blind fitted, radiator, power points, fitted carpet, texture and coved finish to ceiling.

#### Bedroom 3 (9' 11" x 11' 1") or (3.02m x 3.37m)

PVC double glazed window to rear aspect with Venetian blind fitted, radiator, power points, fitted carpet, textured and coved finish to ceiling.

#### Shower Room/W.C (8' 8" x 6' 5") or (2.65m x 1.95m)

Large walk in shower enclosure with thermostatic shower panel column with body jets and waterfall shower, glass screen to side, low level WC, vanity wash hand basin with mixer tap, fully tiled walls, tiled floor, radiator, textured finish to ceiling, PVC double glazed window to front aspect, door to built in over stair storage cupboard.

### Outside

#### Front

Driveway/off road parking, open plan front

borders, gravel area, steps to front entrance, wall mounted utility boxes, outside lighting, pathway to side leading around to rear garden.

### Rear

Lovely well kept enclosed paved garden with a range of mature tree and shrub borders, outside water tap, timber built glazed summerhouse with power, double doors to potting/storage shed built onto the rear of the summerhouse, gate to side allowing access to front of property.

### Tenure

Freehold

### Broadband and Mobile phone

There is indoor and outdoor 4g mobile phone coverage in the area. There is superfast fibre and standard broadband available.

### Council Tax

Band D - Chargeable at a rate of £1,888.75 for the year 2023/2024.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Council Tax

D

### Directions

From our office proceed in a westerly direction on the A40, passing the petrol station, take your next right onto Llanbedr Road and proceed up the hill. Take a left turn onto Oakfield Drive and continue along, the subject property can be found on your right hand side a short distance after the turning for Darren View.

