



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Castle Road
Crickhowell
Powys.**

Price **£750,000**



- Spacious detached family home
- Sought after location close to Crickhowell Town centre
- Four bedrooms, master with ensuite bathroom
- Three reception rooms
- Conservatory, Office
- Large mature gardens
- Superb views of the surrounding countryside
- Double garage plus off road parking for several vehicles
- Double glazed, gas central heating
- No upper chain

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.

General Description

Located on the edge of the ever popular Brecon Beacons National Park town of Crickhowell and within walking distance to the lovely high street and local amenities. This individually designed family home boasts good size accommodation and beautiful gardens with splendid views of the surrounding countryside plus off road parking aswell as a double garage. The property has been a much loved family home which would benefit from some modernisation/upgrading works and is being offered for sale with no onward chain. EPC C.

EPC Rating: C69

Castle Road, Crickhowell, Powys.

Property Description

A well loved spacious detached family home located in the much sought after area of Castle Road, Crickhowell, with superb views to the surrounding countryside. The property affords four bedrooms, master with balcony and ensuite bathroom, family bathroom and separate WC to the first floor. To the ground floor is a large kitchen breakfast room, conservatory, sitting room, dining room, office, spacious hallway with study area, WC, and utility room. There is a boot room and further outhouse/utility attached to the side of the property.

The property benefits from large gardens with superb views to the surrounding countryside, which are mainly laid to lawn with mature shrubs, bushes and trees, garden pond, two seating areas, a brick shed leading into a greenhouse, a double garage and parking for several cars, double glazing and gas central heating.

Crickhowell is a popular small market town situated within the Brecon Beacons National Park. It has a lovely range of individual local shops, restaurants etc. There is also a local library, health centre and well regarded Primary and Secondary schools. There are good links into the local trunk road network and there is a train station in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

Ground Floor

Entrance

The property is entered through double wooden glazed entrance doors onto an inner porch with wooden half glazed door onto...

Hallway

A substantial hallway with, carpet, radiator, carpeted staircase to first floor, double doors to built in cupboard with shelving, study area, carpeted staircase with window leading to first floor, doors to rooms off.

Dining Room (12' 11" x 17' 1") or (3.93m x 5.20m)

With carpet, radiator, papered walls, PVC double glazed window to side aspect, PVC double glazed window to front aspect, built in glass display cabinet and shelving with cupboard housing electricity meter above.

Office (8' 6" x 7' 0") or (2.60m x 2.14m)

With carpet, radiator, power points, PVC double glazed window to side aspect.

W.C.

With WC, wall mounted corner wash hand basin, carpet, PVC double glazed window to side aspect.

Sitting Room (13' 10" x 19' 8") or (4.22m x 6.0m)

With carpet, radiator, textured and coved ceiling, PVC double glazed window to side aspect, PVC double glazed window to rear aspect, power points, fire surround and hearth, glazed door to...

Conservatory (8' 3" x 14' 8") or (2.52m x 4.48m)

PVC double glazed conservatory with spectacular views of the garden and surrounding countryside with tiled flooring, polycarbonate sloping roof, radiator, PVC double glazed door leading out into garden, sliding doors into...

Kitchen / Breakfast Room

Breakfast Area (14' 11" x 10' 11") or (4.54m x 3.33m)

With carpet, two radiators, PVC double glazed window to rear, wall lighting, open through to...

Kitchen Area (19' 0" x 8' 11" Max) or (5.80m x 2.72m Max)

Fitted with a range of matching base and wall units, wall mounted glass display unit, two bowl stainless steel sink with mixer tap over, work surface, tiled splashback, breakfast bar area with cupboard storage below, vinyl flooring, space for slot in cooker with extractor over, PVC double glazed window to side and rear aspect, panel door to lobby, doors to...

Pantry

A built in pantry with shelving and tiled cold slab and window.

Utility Room (6' 2" Max x 5' 11" Max) or (1.87m Max x 1.80m Max)

With wall mounted Worcester gas fired boiler, doors to built in storage cupboard with shelving, window to side aspect, door to...

Boot Room (6' 5" x 9' 0") or (1.95m x 2.75m)

With door to rear garden and brick built shed, outside tap, power and lighting.

Outhouse Utility Building (6' 3" x 8' 6") or (1.90m x 2.60m)

With plumbing for washing machine, range of base and wall units, stainless steel sink and double drainer, quarry tile floor, window.

First Floor

Landing

With carpet, window to front, access to roof space, radiator, door to...

Bedroom 1 (13' 0" x 13' 0") or (3.95m x 3.95m)

With carpet, radiator, power point, textured ceiling, PVC double glazed window to side aspect, PVC double glazed door onto balcony with wrought iron balustrade, wall lighting, door to...

En Suite Bathroom (12' 0" x 8' 6") or (3.65m x 2.60m)

With four piece coloured suite comprising panelled bath, WC, bidet, tiled vanity unit with wash hand basin with drawers and storage cupboard below, tiled walls, radiator, carpet, window to side, sliding doors to large built in storage cupboard with shelving, clothes hanging rail and overhead storage, door leading onto landing.

Bedroom 2 (13' 0" x 14' 11" Max) or (3.97m x 4.54m Max)

With PVC double glazed window to side and rear aspect, carpet, radiator, power points, two wall lights, double cupboard housing hanging rail, shelving and storage above, single cupboard housing hanging rail and storage above.

Bedroom 3 (13' 11" x 11' 7") or (4.24m x 3.54m)

With carpet, radiator, power points, PVC double glazed window to side aspect, PVC double glazed window to front aspect, double doors to built in wardrobe with clothes hanging rail, shelving and overhead storage.

Bedroom 4 (11' 3" x 13' 7") or (3.42m x 4.14m)

With carpet, radiator, power points, PVC double glazed window to side and rear aspect.

W.C.

With PVC double glazed window to side aspect, WC, carpet.

Bathroom (9' 2" x 10' 4") or (2.79m x 3.16m)

With three piece suite comprising, bath, pedestal wash hand basin, shower enclosure, tiled walls to half height, radiator, carpet, frosted PVC double glazed window to rear aspect, doors to built in airing cupboard housing insulated hot water cylinder and slatted shelving.

Outside

The property is approached through wrought iron double gates with stone wall surrounding the front of the property and tarmac driveway leading onto the garage, the front entrance door, side gardens and side entrance.

To the side of the property is a well established garden, mainly laid to lawn with mature shrubs and trees leading onto a garden pond.

To the rear of the property are further lawned areas with superb views, mature shrubs, bushes, trees, two seating areas, brick garden shed with power and light leading onto a green house, outside water tap.

Double Garage

With two up and over doors, concrete floor, power and light.

Council Tax

Band G - Chargeable at a rate of £3,147.92 for the year 2023/24.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Castle Road, Crickhowell, Powys.

