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**Dan Y Gollen  
Crickhowell  
Powys.**

Price **£299,950**



- Modern semi detached house
- Three bedrooms
- Garden to rear
- Driveway to side with double car port
- Gas central heating
- Double glazed
- National Park Village location
- Viewing Recommended
- No Upper Chain

Viewing: **01873 810 213** Website: **www.ctf-uk.com** Email: **crickhowell@ctf-uk.com**

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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**

A modern three bedroom semi detached house situated on a lovely development a short drive from Crickhowell, comprising kitchen/dining room, sitting room and WC to the ground floor and three bedrooms and shower room to the first floor. The property further benefits from gas central heating and double glazing, with a mature garden and paved driveway and double car port. EPC C69

**EPC Rating: C69**

## Dan Y Gollen, Crickhowell, Powys.

### Property Description

A semi detached three bedroom house situated in Dan Y Gollen, a small modern development in the Brecon Beacons National Park village of Glangwryney.

The accommodation comprises three bedrooms, sitting room, kitchen / breakfast room, WC to the ground floor and shower room to the first floor. There is a moderately sized mature garden and parking with a double car port and paviour driveway.

The property also benefits from gas central heating and double glazing.

Dan Y Gollen is a picturesque development with a cobbled main square and retains a number of green spaces. It is situated just a short drive away from the picturesque small market town of Crickhowell which 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. There is also a train link from Ebbw Vale.

### Ground Floor

Composite entrance door onto...

### Hallway (6' 9" x 3' 5") or (2.06m x 1.03m)

With tiled flooring, radiator, coved ceiling, panel door to sitting room, panel door to...

### W.C. (6' 6" x 2' 10") or (1.99m x 0.86m)

With low level WC, vanity wash hand basin with storage cupboard below, tiled splash back, wood grain effect tiled floor, double glazed sash window to side.

### Sitting Room (18' 4" Max x 14' 7" Max) or (5.60m Max x 4.44m Max)

With stairs to first floor, wood effect flooring, coved ceiling, two radiators, power points, double glazed sash window, feature fire surround housing electric fire with tiled hearth.

### Kitchen/Dining Room (14' 6" x 9' 1") or (4.42m x 2.77m)

With range of matching wall and base units, roll edge preparation surface, inset one and a half bowl sink with single drainer and mixer tap over, power points, tiled splash back, built in electric oven, four ring gas hob with extractor over, cupboard housing wall mounted Baxi boiler, space for washing machine, space for fridge freezer, double glazed sash window to rear, radiator, wood effect tiled flooring, double glazed french doors to garden, panel door to under stairs storage area.

### First Floor

### Landing

With wood effect laminate flooring, double glazed sash window to side, loft access hatch, panel door to airing cupboard with slatted shelving, cylinder boiler, panel doors off to...

### Bedroom 1 (10' 11" x 8' 2") or (3.34m x 2.48m)

With double glazed window to front, laminate flooring, radiator, powerpoints.

### Bedroom 2 (10' 11" x 8' 2") or (3.34m x 2.48m)

With laminate flooring, radiator, power points, mirrored sliding double doors to built in wardrobe, double glazed window to rear.

### Bedroom 3 (10' 2" x 6' 2") or (3.10m x 1.88m)

With carpet, radiator, power points, double glazed window to front.

### Shower Room (5' 5" x 6' 2") or (1.66m x 1.87m)

Fitted with three piece suite comprising walk in shower enclosure housing power shower, pvc wall cladding, glass shower screen, low level WC, vanity wash hand basin with cupboard under, tiled splash back, shaver point, radiator, vinyl flooring, shelving, double glazed sash window to rear.

### Outside

To the front of the property is a low level small metal fenced area with chipping stones. To the side is a paviour driveway to a double carport, with gated access to the enclosed rear garden.

### Enclosed rear garden

A good size garden with paved patio area, outside water tap, lawn, mature trees and shrub border, chiminea area, timber built summer shed with power and timber shed

### Broadband and Mobile phone

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

### Council Tax

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

### Agents Note

The neighbouring property has pedestrian right of access across the carport to their gate into their rear garden.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Directions

From our office in Crickhowell head east along the A40. On entering the village of Glangwryney take the first turning left and then almost immediately left again onto Dan Y Gollen. Follow the road and the property will be found a short way along on the right handside.

