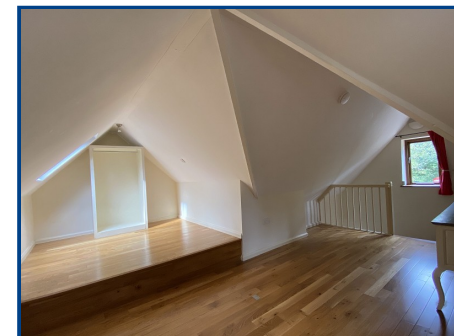




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Waufach  
Cwmdu  
Crickhowell  
Powys.**

Price **£250,000**



- Detached one bedroom stone cottage
- Work shop and store
- Attractive location next to stream
- Situated in Bannau Brycheiniog
- Electric heating and double glazing
- No onward chain

**General Description**

An attractive detached one bedroom stone cottage in a rural location bordering a stream comprising entrance hall, shower room, kitchen/breakfast room and sitting room to the ground floor with an L shaped bedroom to the first floor. Outside is a small patio/terrace and wooden deck, attached storeroom and workshop, benefiting from electric heating and double glazing. EPC E52

**EPC Rating: E52**

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

**Important notice**

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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).

Tel: **01873 810 213**

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

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



## Waunfach, Cwmdu, Crickhowell, Powys.

### Property Description

Brook Cottage is a detached one bedroom stone cottage situated in a rural location bordering a stream in the Bannau Brycheiniog village of Cwmdu.

It comprises, entrance hall, shower room, kitchen/breakfast room, sitting room with log burner and bi fold doors opening onto a deck over looking the adjacent stream. To the first floor is an L Shaped bedroom area.

Outside is a small patio/terrace and wooden deck.

There is also an attached storeroom and useful workshop which could provide scope for conversion subject to gaining any necessary consents.

The property is about a ten minute drive from the picturesque small market town of Crickhowell situated in Bannau Breichieniog. It has a health centre, highly regarded primary and secondary schools, library and 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

### Entrance

Via part glazed wooden front door onto...

### Entrance Hall

With wooden staircase off to first floor, electric boiler situated in under stair space, plumbing for washing machine, ceramic tiled floor, radiator, power points, door to shower room.

### Shower Room/W.C

Fitted with three piece suite comprising shower enclosure with glass shower door to front, WC, vanity wash hand basin, tiled floor.

### Kitchen/Dining Room (14' 11" x 10' 0") or (4.55m x 3.05m)

With ceramic tiled floor to match entrance hall, range of matching fitted wall and base units, high gloss and wood worktops with ceramic tiled splash back, inset one and a half bowl stainless steel sink unit, inset four ring electric hob with stainless steel extractor fan over, built in oven/grill, power points, two wooden double glazed windows, doorway into...

### Sitting Room (13' 7" x 9' 6") or (4.15m x 2.90m)

With solid fuel stove, wood floor, double glazed wooden window, radiator, power points, wooden bi-fold doors opening onto...

### Rear Deck

Attractive rear deck that is partially cantilevered over the stream to the rear. There is also a small area of flagstone terrace.

### First Floor

### L Shaped Bedroom

### Bedroom Area (16' 9" x 9' 8") or (5.10m x 2.95m)

With restricted head height, wooden double glazed window, laminate wood floor, radiator, power points, double glazed skylight open through to ...

### Dressing Area (8' 0" x 8' 2") or (2.45m x 2.50m)

With restricted head height, wooden floor.

### Outside

#### Front

To the front of the property is a flagstone driveway/hard standing.

#### Rear

To the rear is a deck and flagstone patio/terrace area over looking a small stream.

### Store Room (13' 9" x 5' 1") or (4.20m x 1.55m)

With wall mounted electricity meter.

### Workshop (16' 0" x 13' 9") or (4.87m x 4.19m)

Workshop (former forge) with power and light, work bench/storage cupboards, cobble stone floor, window to rear aspect.

### Storage Shed (12' 6" x 8' 8") or (3.82m x 2.64m)

Timber and block built storage shed with window to side aspect, double wooden doors to front.

### Council Tax

Band C - Chargeable at a rate of £1659.65 for the year 2023/24

### Services

Mains electricity, private drainage and shared private water, see Agents Note.

### Agents Note

Shared private water supply which is situated on land belonging to the neighbouring property. We recommend you seek further clarification from your legal advisor.

Private drainage not situated on land belonging to Brook Cottage. We recommend you seek further clarification from your legal advisor.

We have been informed the septic tank requires replacement.

### Tenure

Freehold

### Directions

WARNING - DO NOT RELY ON SATELLITE NAVIGATION TO FIND THIS PROPERTY. From our office in Crickhowell head west along the A40 in the direction of Brecon for approximately 1 mile. Turn right after the Nantyffin Cider Mill in the direction of Talgarth. Follow this road for approximately 5 miles through the villages of Tretower and Cwmdu. On entering Waun Fach take the first turning left and the property will be found on the left hand side.

