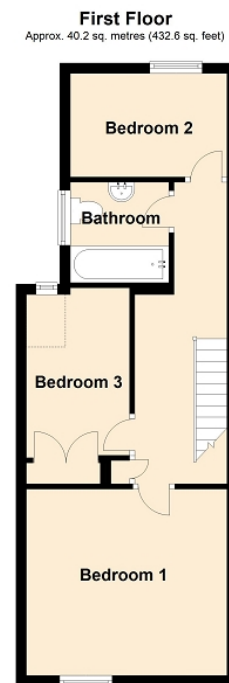


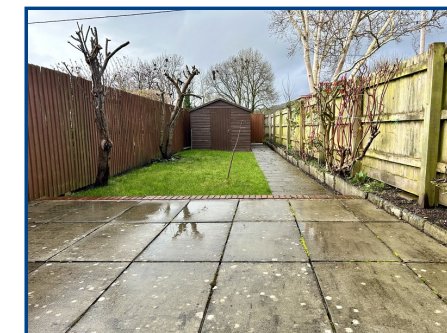


Total area: approx. 84.3 sq. metres (907.1 sq. feet)



**Llanbedr Road
Crickhowell
Powys.**

Price **£365,000**

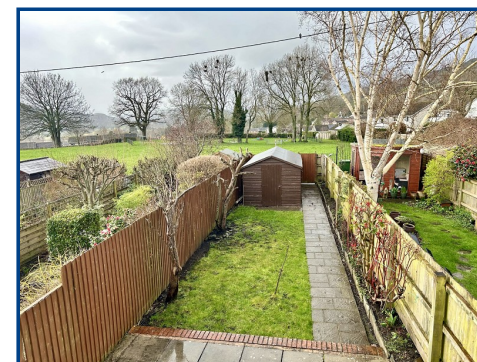
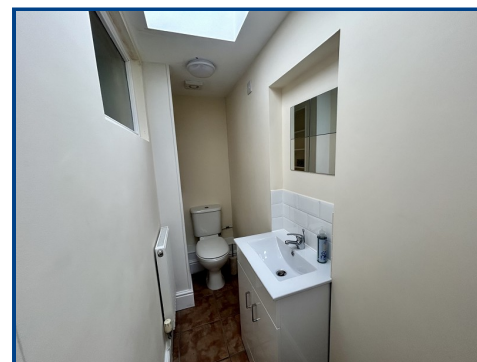
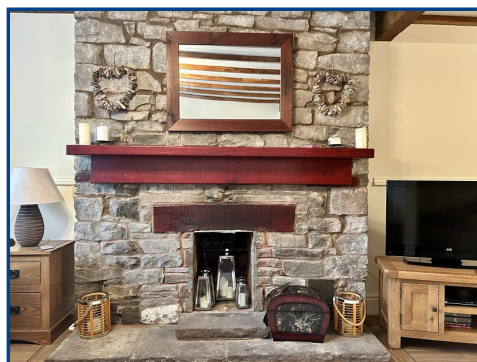


- Traditional Stone fronted extended terraced cottage
- Three Bedrooms
- Modern Fitted Kitchen/Breakfast Room
- Period features
Gas central heating and double glazing
- Attractive Enclosed level rear garden
- Within close proximity of Crickhowell Town centre
- Offered for sale with no onward chain
- Internal viewing recommended

General Description

EPC Rating: C76

An attractive traditional terraced stone fronted extended three bedroom cottage within walking distance of Crickhowell High street. The property offers a sitting/dining room, modern kitchen/breakfast room and WC to the ground floor, three bedrooms and a bathroom to the first floor, gas central heating and double glazing, with an enclosed attractive level rear garden with views towards Table Mountain. Energy Rating C76.



Viewing: **01873 810 213**

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

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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

An attractive traditional stone fronted extended mid terrace cottage a few minutes walk from Crickhowell town centre on a popular residential street.

The accommodation has been extended and provides a good size sitting/dining room with feature stone fireplace and hearth, exposed timber to the ceilings, modern kitchen/breakfast room and WC to the ground floor, three bedrooms and a family bathroom to the first floor. The property benefits from gas central heating and double glazing.

Outside there is an attractive enclosed rear level garden with seating area, lawn with two mature fruit trees, borders with trees and shrubs, rear access to the park, a large garden shed and views towards Table Mountain.

The Brecon Beacons National Park market town of Crickhowell offers a good range of individual shops, restaurants , hotels etc. There is also a library, health centre and both primary and secondary schools which are well regarded. 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

Part glazed wooden entrance door onto..

Sitting Room/Dining Room (24' 4" x 12' 7" Max) or (7.41m x 3.83m Max)

With exposed stone fireplace with wooden beam and mantle, stone hearth, exposed timber to ceiling, wood effect LVT flooring, radiators, power points, uPVC double glazed window, wood panel door to under stair storage, stairs off to first floor, wood panel door through to...

Kitchen/Breakfast Room (13' 1" x 9' 10") or (4.0m x 2.99m)

With range of matching wall and base units with display shelving and glass fronted display cupboard, wood effect work surface, Stainless steel one and a half bowl sink with mixer tap over, tiled splash back, integrated fridge/freezer, integrated slimline dishwasher, built in electric double oven, five ring stainless steel gas hob with glass and stainless steel extractor hood over, space for washing machine, breakfast bar, power points, radiator, exposed ceiling timber, ceramic tiled floor, uPVC double glazed window to, wooden part glazed door to...

Rear Lobby

With tiled floor, radiator, skylight, Part glazed wooden door to rear garden, part glazed wooden door to...

W.C. (7' 8" x 2' 7") or (2.34m x 0.80m)

With low level WC, modern vanity wash hand basin with cupboard below, mixer tap with tiled splash back, radiator, tiled floor, built in

shelving, mechanical fan, two sky lights.

From the dining area there is a carpeted staircase to...

First Floor

Landing

With carpet, access to loft space, panel door to airing cupboard housing Worcester combination boiler and slatted shelving, doors to rooms off.

Bedroom 1 (11' 7" x 11' 6") or (3.52m x 3.50m)

With carpet, radiator, power points, uPVC double glazed window.

Bedroom 2 (9' 10" x 6' 6") or (3.00m x 1.98m)

With carpet, radiator, power points, uPVC double glazed window.

Bedroom 3 (10' 4" x 6' 6") or (3.14m x 1.97m)

With carpet, radiator, power points, double doors to built in wardrobe, wooden window and Velux window to ceiling.

Bathroom (6' 2" x 6' 4") or (1.88m x 1.93m)

With three piece suite in white, bath with Mira power shower over and glass shower screen, low level WC, pedestal wash hand basin, tiled walls, tiled floor, radiator, uPVC double glazed window, mechanical ventilation.

Council Tax

Band E - Chargeable at a rate of £2,476.99 for the year 2024/2025.

Broadband and Mobile phone

There is fibre optic broadband available. There is 4g mobile phone signal available indoor and outdoor.

Outside

An attractive easily managed enclosed rear garden with paved seating area and level lawn with two mature fruit trees, paved pathway to rear access gate onto park area. Shrub and tree borders, large timber shed , views to Table Mountain.

To the front of the property there is on street parking.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office in Crickhowell head west along the A40, past the petrol station and take the next turning right onto Llanbedr Road. Continue up Llanbedr Road and the property will be found near to the top row of terrace cottages on the left hand side.

