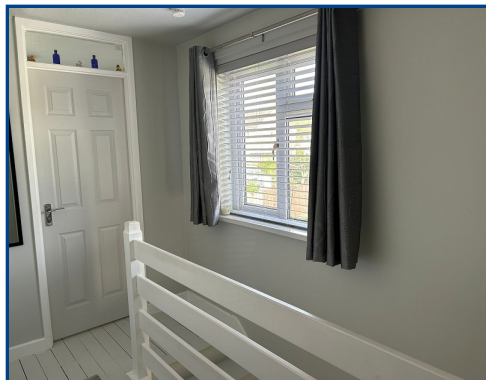
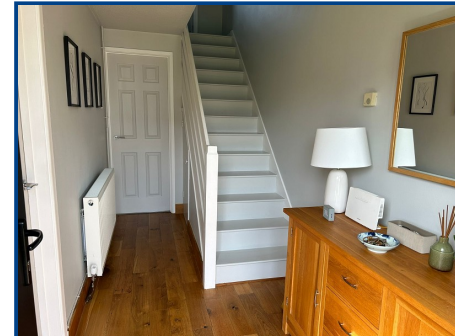


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**Cae Porth
Llangynidr
Crickhowell
Powys.**

Price **£289,950**



- Well presented three bedroom semi-detached house
- Sitting room with wood burning stove
- Dining room
- Modern fitted kitchen plus lobby area
- Ground floor WC /utility room
- First floor shower room
- Lovely side and rear gardens
- Popular village location
- Oil fired heating system

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.

General Description

A well presented three bedroom semi detached property in the popular Bannau Brycheiniog National Park village of Llangynidr. The property offers a modern kitchen, sitting room, dining room, WC/utility room to the ground floor. Three bedrooms and a shower to the first floor. There are gardens to the front, side and rear. The property benefits from oil fired central heating and double glazing. EPC Rating D62

EPC Rating: D62

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Cae Porth, Llangynidr, Crickhowell, Powys.

Property Description

We are pleased to offer for sale this well presented three bedroom property with flat manageable gardens to the front, rear and side which are mainly laid to lawn with shrubs borders, rear access and on street parking.

The property offers a modern kitchen, dining room, WC/Utility, three bedrooms and a shower room. The property benefits from oil fired central heating and double glazing.

Llangynidr is a sought after National Park village which has its own village shop and post office, petrol station, two pubs, village hall, Primary school and playing fields. Both the River Usk and Monmouthshire & Brecon Canal run through the village making it a superb base for anybody who enjoys the outdoors. There is good access onto the A40 trunk road and the market towns of Brecon & Crickhowell, which have more extensive amenities including shops theatre, schools, leisure centre etc, are both about a ten minute drive away. The larger market town of Abergavenny is a 20-25 minute drive away and offers supermarkets, a bus station and a train station which links into the intercity network via Newport.

Ground Floor

Entrance

Via modern composite entrance door with double glazed side panel onto...

Entrance Hall

With oak flooring, wooden staircase to first floor with under stair storage, radiator, textured finish to ceiling, panel door to kitchen and panel door to...

Sitting Room (13' 1" x 11' 5") or (4.0m x 3.47m)

With oak flooring, power points, double glazed window to front aspect with shutters fitted, modern vertical radiator, wood burning stove with slate hearth.

Kitchen (10' 9" x 8' 9") or (3.27m x 2.67m)

Modern fitted kitchen with roll edge preparation surface, inset single sink and drainer with mixer tap over, built in eye level electric oven, four ring electric induction hob with stainless steel extractor canopy above, tiled splash back, integrated dishwasher, double glazed window to rear aspect, hard wood flooring, power points, open through to dining room, open through to...

Lobby (9' 5" x 3' 5") or (2.88m x 1.04m)

PVC double glazed door to side with double glazed side panel, radiator, hardwood flooring, textured finish to ceiling, panel door to...

W.C/ utility (5' 3" x 4' 8") or (1.59m x 1.43m)

With WC, wall mounted vanity wash hand basin, radiator, double glazed window to side aspect.

Dining Room (10' 9" x 8' 5") or (3.27m x 2.57m)

With radiator, power points, hardwood flooring, double glazed double doors leading out to rear garden.

First Floor

Landing

Double glazed window to side aspect, painted pine wood flooring, textured finish to ceiling with loft access, double doors to large built in cupboard with radiator slatted shelving and clothes hanging rail, panel doors off to...

Bedroom 1 (13' 4" Max x 9' 3") or (4.07m Max x 2.81m)

Double glazed window to front aspect, radiator, power points, stained wood flooring, double doors to built in wardrobe with clothes hanging rail.

Bedroom 2 (10' 4" x 10' 6") or (3.15m x 3.20m)

Double glazed window to rear aspect, radiator, power points, textured finish to ceiling, stained wood flooring.

Bedroom 3 (8' 0" x 7' 7") or (2.44m x 2.31m)

Double glazed window to front aspect, radiator, power points, textured finish to ceiling, stained wood flooring.

Shower Room & WC (6' 10" x 5' 6") or (2.09m x 1.68m)

Comprising corner shower enclosure with Mira Jump electric shower, tiled splash back, low level WC, pedestal wash hand basin, radiator, chrome vertical towel rail/radiator, laminate tiled floor, textured finish to ceiling.

Outside

Front Garden

Small open plan front garden with flower and shrub borders, wooden gate allowing side access.

Side Garden

Enclosed side garden with oil tank, paved and chipping areas with vegetable beds, timber built wood store/potting shed, built in store, timber built garden shed, further access gate leading out to public parking area.

Rear Garden

Lovely enclosed rear garden mainly laid to lawn with well stocked flower, shrub and tree borders, further outside store housing oil boiler with lighting and water supply, paved patio seating area.

Council Tax

Council Tax band D- chargeable at a rate of £1,872.82 for the year 2024/2025.

Tenure

Freehold

Broadband and Mobile phone

Fibre broadband is available in the vicinity and the mobile phone signal is deemed to be good.

Services

Mains electricity, mains water, mains drainage, oil fired central heating

Tenure

Freehold

Council Tax

D

Directions

From our office head west along the A40 take a left turn opposite the petrol garage onto New Road, continue down New Road over the bridge at the bottom and turn right heading along the back road towards Llangynidr. Entering the village take a left turn onto Duffryn Road and then left into Groesffordd and first right into Cae Porth, follow the road around to you left and the property can be found in the corner overlooking a small green.

