

**Glangrwyney
Crickhowell
Powys.**

Price **£275,000**

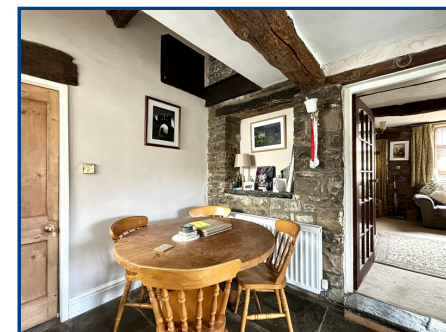
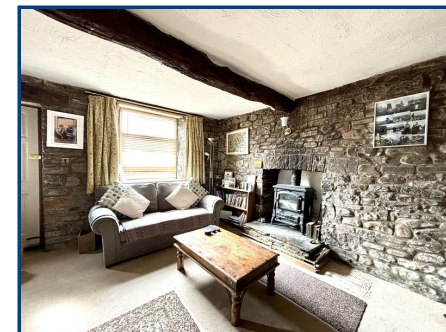


- Semi detached cottage with some traditional features
- Sitting room, dining area through to kitchen
- Two double bedrooms
- Double glazing and gas central heating
- Patio garden to side with lovely detached garden
- Village location
- Short drive from Crickhowell High Street
- First floor shower room and WC
- No onward chain

General Description

Lovely semi detached cottage situated in a central village location a short drive from Crickhowell. Accommodation provides entrance lobby, dining area with utility cupboard, kitchen, sitting room, two double bedrooms plus shower room and WC to the first floor. To the side of the property is an enclosed paved patio garden and also a lovely level garden which sits on the edge of a brook and located a short distance from the property. EPC E50

EPC Rating: E50



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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.

Glangrwyney, Crickhowell, Powys.

Property Description

Duck Cottage is an attractive semi detached cottage situated in a central village location just a short drive from the Brecon Beacons National Park town of Crickhowell.

The accommodation provides entrance lobby, dining area with utility cupboard off, kitchen, sitting room, first floor shower room plus two double bedrooms. The property benefits from wood burning stove to the sitting room and gas central heating system along with some lovely exposed timber features and exposed stone walls throughout the property.

Outside to the side of the property is an enclosed paved patio seating area, located a short distance away is a lovely level garden mainly laid to lawn with a range of mature trees and shrubs with timber built storage shed and greenhouse which sits on the edge of the brook which runs through the neighbouring gardens.

Glangrwyney is a small village situated within the Brecon Beacons National Park. It has its own village hall and pub. It is approximately 2 miles to the east of the market town of Crickhowell where a more extensive range of amenities include 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 ten minute drive from Glangrwyney and links into the intercity network via Newport. There is also a train link from Ebbw Vale.

Entrance

Via wooden door into...

Entrance Lobby

Flagstone floor, wooden window to rear, opening through to...

Dining Area (7' 9" x 9' 0") or (2.35m x 2.75m)

Flagstone floor, exposed stone walls, exposed ceiling timbers radiator, wooden window to rear aspect, wooden door to utility cupboard with plumbing for washing machine and shelving.

Kitchen (14' 11" x 7' 1") or (4.55m x 2.15m)

Fitted with a range of base and wall units with roll edge preparation surface, inset one and a half bowl sink with mixer tap over, tiled splash back, built in electric oven with four ring gas hob, radiator, wall mounted Worcester gas boiler, two wooden windows to side aspect, exposed stone features to walls.

Sitting Room

With exposed stone walls, exposed ceiling timbers, carpet, wooden window to front aspect, wall mounted vertical radiator, two radiators, carpeted stair case to first floor, stone fireplace and hearth housing log

burning stove, wooden door onto front pavement.

First Floor

Landing

With carpet, wooden door to built in cupboard, wooden doors off to ...

Bedroom 1 (10' 6" x 13' 3") or (3.20m x 4.05m)

Wooden window to front and side aspect, exposed stone walls, carpet, exposed ceiling timber to vaulted ceiling, two cottage style latch doors to built in storage cupboards.

Bedroom 2 (9' 0" x 12' 6") or (2.75m x 3.80m)

Wooden window to side, carpet, radiator, exposed timbers to vaulted ceiling.

Shower Room & WC

With three piece suite comprising shower enclosure, low level WC and vanity wash hand basin with cupboard storage, chrome vertical towel rail, wooden window to side aspect, tiled floor.

Outside

To the side of the property is an enclosed paved patio garden with a lovely brook bordering the garden, stone wall to front and timber gate access, outside water tap, external light.

Garden

Located a short distance from the house a lovely level garden mainly laid to lawn with range of mature trees and shrubs with timber built shed/workshop, vegetable plot with greenhouse, which again sits on the edge of the brook which runs through the neighbouring gardens.

There is pedestrian access via a wooden footbridge over the brook through the garden to the neighbouring garden.

Council Tax

Council Tax band E - Chargeable at a rate of £2476.99 for the year 2024/25

Broadband and Mobile phone

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

Tenure

To be confirmed

Services

Mains electricity, mains water, mains gas, private drainage via a shared septic tank

Directions

From our office in Crickhowell head east along the A40 in the direction of Abergavenny and enter the village of Glangrwyney. The property will be found on the left hand side of the road opposite the Bell Public House.

