



**Cwmdu
Crickhowell
Powys.**

Price **£350,000**

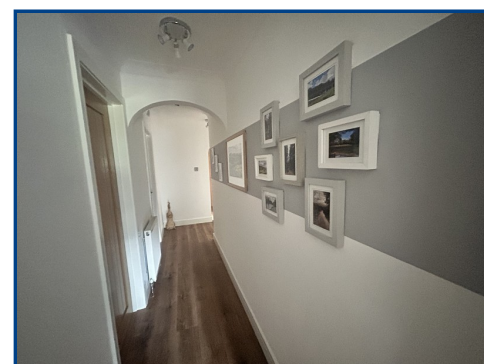


- Two bedroom semi detached bungalow
- Much improved and well presented
- Open plan living/dining/kitchen
- Modern bathroom
- Utility/boot room
- Parking and garden
- National Park village location
- Lovely open views

General Description

A much improved and well presented modern semi detached bungalow located in the popular Bannau Brycheiniog National Park village of Cwmdu. Accommodation provides inner porch/lobby, hallway, open plan sitting room leading through to dining area and modern fitted kitchen with integrated appliances, separate utility/boot room plus two double bedrooms. To the outside are garden and off road parking. D55.

EPC Rating: D55



Viewing: **01873 810 213**

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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.

Property Description

We are delighted to offer for sale this well presented two bedroom semi detached property situated in the popular Bannau Brycheiniog National Park area of Cwmdu which has been much improved by it's current owners and benefits from off road parking with gardens to front and rear and some lovely views of the surrounding countryside.

Accommodation provides inner porch/lobby, open plan living/dining /kitchen , separate utility/boot room, modern bathroom plus two double bedrooms. The property benefits from LPG gas heating and double glazing.

The property is situated in the National Park village of Cwmdu which has its own church and public house, a short distance away from the popular market town of Crickhowell.

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.

Entrance

Via cottage style composite entrance door onto...

Inner Porch (5' 11" x 4' 8") or (1.81m x 1.43m)

With wood effect LVT flooring, coving to ceiling, cottage style wooden door to...

Hallway

With LVT flooring, two radiators, coving to ceiling with access to partially boarded attic space for storage, cottage style wooden doors to rooms off.

Sitting Room (14' 8" x 11' 8") or (4.46m x 3.56m)

With PVC double glazed window to front aspect, wood effect LVT flooring, wall mounted modern vertical radiator, modern remote control living flame electric fire set into chimney breast, wall lighting, coving to ceiling, power points, open through to...

Dining Room/Kitchen (15' 11" x 10' 8") or (4.86m x 3.25m)

PVC double glazed french style doors to rear aspect, wood effect vinyl flooring, wall mounted modern vertical radiator to dining area.

Range of modern fitted units with wood effect work surfaces, inset white ceramic single sink and drainer with mixer tap over, eye level electric cooker and microwave, four ring induction hob with glass splash back and extractor hood above, integrated fridge/ freezer, integrated dishwasher, power points, coving to ceiling.

Bathroom/W.C. (8' 0" x 8' 4") or (2.44m x 2.55m)

With modern three piece white suite comprising P shaped bath with glass shower screen to side, mixer tap, square head chrome thermostatic shower with hand attachment, low level WC, pedestal wash hand basin, tiled walls, wall mounted vertical chrome towel rail/radiator, tile effect LVT flooring, concealed spot lighting, PVC window

to side aspect, cottage style wooden door to built in storage cupboard with shelving.

Utility Area / Boot Room (8' 5" x 6' 6") or (2.56m x 1.98m)

With built in base unit housing plumbing for washing machine with wood effect work surface over, wall mounted Vailant LPG boiler, radiator, power points, wood panelling to half height, wood effect LVT flooring, coving to ceiling, PVC double glazed window to side aspect, PVC double glazed door to rear.

Bedroom 1 (13' 0" x 13' 1") or (3.96m x 3.99m)

PVC double glazed window to rear aspect, radiator, power points, wood effect LVT flooring, coving to ceiling.

Bedroom 2 (12' 0" Max x 10' 4") or (3.66m Max x 3.16m)

PVC double glazed window to front aspect, radiator, power points, wood effect LVT flooring, coving to ceiling.

Outside

Front

To the front of the property is a level garden set behind a stone wall. The property is mainly laid to lawn with tiled seating/patio area, oak built storm canopy to front entrance.

Rear

At the rear is a triangular piece of garden allowing off road parking, gravel and paved patio/seating area with stone built dwarf wall, external double electric point and further sloping garden area to the other side of the

driveway which is lawned. LPG tank and external water supply.

Broadband and Mobile phone

There is indoor and outdoor 4G mobile phone coverage in the area. There is fibre broadband directly to the property.

Agents Note

We are informed by the vendor that a third of the driveway belongs to Ael Y Bryn and two thirds to the neighbouring property who have access over this to their property and garages at the rear. There is a joint maintenance cost of one third for the upkeep of the driveway. You are advised to check this with your legal representative.

Services

Mains electricity, LPG heating system, Cwmdu private water supply and mains drainage.

Tenure

Freehold

Council Tax

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Directions

From our office in Crickhowell, follow the A40 in the general direction of Brecon. After approximately one mile turn right at the Nantylfin Cider Mill onto the A479 and follow this road into the village of Cwmdu. Turn right directly after the Farmers Arms Public House , then take the first right and the property will be found a short way along on the left hand side.

