



**Erw Bant
Llangynidr
Crickhowell
Powys.**

Price **£345,000**



- Three bedroom detached bungalow
- Driveway parking and detached single garage
- Gardens to side and rear
- Sitting room with log burning stove
- Kitchen/breakfast room
- Double glazing and oil heating system
- Popular National Park village location
- In need of some modernisation

General Description

Located in the popular Brecon Beacons National Park village of Llangynidr, we are delighted to offer for sale this three bedroom detached bungalow in need of some modernisation/improvements. The property benefits from double glazing, oil heating system, driveway parking plus detached garage and gardens. EPC D59

EPC Rating: D59

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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

Detached three bedroom bungalow situated on a small development of detached properties in the popular Brecon Beacons National Park village of Llangynidr.

The property comprises hallway, kitchen/breakfast room, sitting/dining room, shower room with separate WC and three bedrooms. To the outside are gardens, driveway and detached garage. The property benefits from oil heating system and double glazing and would benefit further from some general modernisation/improvements.

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.

Entrance

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

Hallway

With carpet, radiator, access to loft space, door to storage cupboard with shelving, door off to...

Sitting Room / Dining Room (15' 7" x 17' 3") or (4.75m x 5.25m)

With carpet, two radiators, power points, textured finish to ceiling, wood burning stove with tiled hearth, PVC double glazed window to rear aspect, PVC double glazed double doors to side aspect with double glazed side panels.

Kitchen / Breakfast Room (10' 4" x 11' 7") or (3.14m x 3.52m)

Range of base and wall units with work surfaces over, inset stainless steel single sink and drainer with mixer tap over, space for under counter fridge, plumbing for automatic washing machine, space for electric cooker, tiled splash back, textured finish to ceiling, power points, radiator, PVC double glazed window to rear aspect, PVC double glazed door to rear lobby.

Rear Lobby

With PVC double glazed window to rear aspect, PVC double glazed door to rear garden, wooden door to boiler room/store room with floor standing Worcester oil fired boiler.

W.C. (8' 9" x 2' 9") or (2.67m x 0.85m)

With low level WC, PVC double glazed window to rear, textured finish to ceiling, tiled walls to half height.

Shower Room (8' 6" Max x 5' 5" Max) or (2.59m Max x 1.66m Max)

Shower enclosure housing electric shower with glazed shower screen, tiled walls, pedestal wash hand basin, textured finish to ceiling, radiator, PVC double glazed window to rear aspect.

Bedroom 1 (12' 5" x 9' 11") or (3.78m x 3.03m)

With carpet, PVC double glazed window to front aspect, radiator, power points.

Bedroom 2 (11' 8" x 9' 11") or (3.56m x 3.02m)

With carpet, PVC double glazed window to rear aspect, radiator, power points.

Bedroom 3 (9' 0" x 8' 8") or (2.74m x 2.63m)

With carpet, PVC double glazed window to front aspect, radiator, power points.

Outside

Front

To the front is a tarmac driveway leading to detached garage with up and over door, power and lighting and side access door. Shrub border with pathway leading to timber built gate to side garden.

Side

Enclosed side garden with range of mature trees and shrubs leading around to the rear.

Rear

Paved area leading to sloping garden with range of mature trees and shrubs in need of some cultivation, timber gate access to other side leading back around to the front. Small lawn and shrub area.

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 heating system.

Tenure

Freehold

Council Tax

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Directions

Travelling from Crickhowell head west along the A40 for approximately 5 miles, take the turning left signposted Llangynidr. Follow this road down and over the narrow stone river bridge and continue up the hill over the canal bridge and then turn right onto Erw Bant. After a short drive the property can be found on your right hand side.

