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14 Offices Across South Wales

**Brookfields
Crickhowell
Powys.**

Price **£450,000**



- Four bedroom detached property
- Popular location
- Short walk to both Primary and Secondary schools
- Two reception rooms plus kitchen/breakfast room
- Would benefit from some general modernisation/upgrading
- Ground floor WC plus first floor bathroom
- Garage and driveway parking
- Some lovely views to rear
- Gardens to front and rear
- Offered for sale with no onward chain

Viewing: **01873 810 213** Website: **www.ctf-uk.com** Email: **crickhowell@ctf-uk.com**

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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.

General Description

Spacious four bedroom detached family home situated in a desirable position just a short distance from both primary and secondary schools as well as the ever popular Crickhowell High Street. The property offers good size family accommodation with gardens to front and rear as well as driveway parking and single garage and is offered for sale with no onward chain. EPC D63

EPC Rating: D63

Brookfields, Crickhowell, Powys.

Property Description

Four bedroom detached property offering spacious family accommodation located a short distance from Crickhowell High Street. The property sits in a cul de sac position with gardens to front and rear and some lovely views to the rear across the hillside towards the Llangattock Escarpment.

The property affords entrance hall, WC, study, kitchen/breakfast room, sitting/dining room to rear, to the first floor are four bedrooms plus family bathroom. To the outside is driveway parking for several cars plus a single garage. The property would benefit from some general modernisation/upgrading.

Crickhowell is a small picturesque market town situated in the Brecon Beacons National Park. It has a health centre, highly regarded primary and secondary schools, library and an excellent range of individual local shops, restaurants, hotels etc. 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.

Ground Floor

Entrance

With covered storm porch onto upvc entrance door to...

Entrance Hall

With carpet, radiator, staircase to first floor, built in under stair store cupboard.

Cloakroom/W.C.

With W/C, hand basin and radiator.

Kitchen (12' 10" x 8' 6" Max) or (3.90m x 2.60m Max)

With a range of fitted wall and base units, built in double oven/grill, inset stainless steel sink unit, inset gas hob, double glazed window, door to...

Side Passageway

With carpet, radiator, power points and wall mounted Gloworm gas boiler.

Open Plan Sitting / Dining Room (23' 7" x 12' 0") or (7.20m x 3.65m)

A spacious and light open plan sitting and dining room with sliding double glazed patio doors, three radiators, power points, double glazed window and carpet.

Study / Office (16' 3" x 7' 10") or (4.95m x 2.40m)

With carpet, radiator, power points, double glazed window and built in bookcase.

First Floor

Landing

Carpeted staircase to first floor landing with built in airing cupboard and loft access hatch.

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Bedroom 1 (14' 11" Max x 8' 2") or (4.55m Max x 2.50m)

With carpet, radiator, power points, double glazed windows.

Bedroom 2 (11' 10" x 9' 4") or (3.60m x 2.85m)

With carpet, radiator, power points, double glazed window, built in wardrobe.

Bedroom 3 (10' 0" x 8' 8") or (3.05m x 2.65m)

With fitted bedroom suite, carpet, radiator, power points, double glazed window.

Bedroom 4 (11' 2" x 8' 8") or (3.40m x 2.65m)

With carpet, radiator, power points, double glazed window, fitted wardrobes.

Bathroom (3' 7" x 6' 5") or (1.08m x 1.95m)

With pink bathroom suite comprising, bath with thermostatic shower over, pedestal wash hand basin, WC, carpet, radiator, frosted window, part tiled walls.

Outside

Front

With tarmac driveway/hardstanding, parking sufficient for several cars, single garage with up and over door, side access via gate to...

Rear

Good size rear garden with patio/seating area, timber garden shed and lawn.

Broadband and Mobile phone

There is indoor and outdoor 4G mobile phone coverage in the area. There is broadband in the vicinity.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office proceed west along the A40 passing the petrol station on your right hand side. Continue along taking a left turn opposite the primary school off the A40, continue down the road for a short distance and then turn right and then next left, the road bears around to your right and the property can be found on your left hand side.

