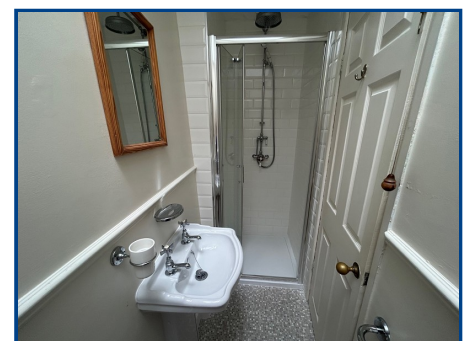
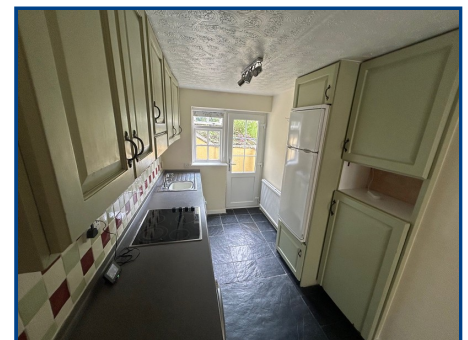
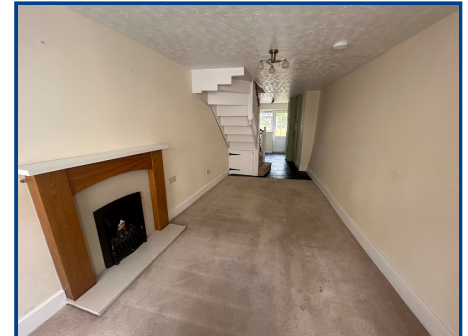


**7 Bridge Street  
Crickhowell  
Powys.**

Price **£245,000**



- Delightful mid terrace cottage
- Two bedrooms
- Open plan ground floor accommodation
- Gas central heating
- Short walk from Crickhowell town centre
- Situated on a popular residential street
- No onward chain



**General Description**

A wonderfully located mid terrace cottage which is situated just a couple of minutes walk from Crickhowell town centre on a popular residential street. Accommodation provides open plan sitting room through kitchen to ground floor with two bedrooms and a shower room to the first floor. Small rear outside space for bin storage. EPC Rating C70

**EPC Rating: C70**

## 7 Bridge Street, Crickhowell, Powys.

### Property Description

A wonderfully located mid terraced cottage which is situated just a couple of minutes walk from Crickhowell town centre on a popular residential street.

The accommodation provides open plan sitting room/kitchen to the ground floor, with two bedrooms and a shower room to the first floor. There is a small outside space to the rear of the property. The property benefits from partial secondary glazing and gas central heating.

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 with are well regarded. There are good train 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.

### Ground Floor

#### Open Plan Sitting Room / Kitchen (19' 6" Max x 9' 10" Max) or (5.95m Max x 3.0m Max)

With part glazed entrance door, mat well, coal effect gas fire with wooden mantel and surround, bay window with secondary glazing, carpet, modern radiator, power points, tv aerial point, carpeted staircase off to the first floor, open plan onto...

#### Kitchen Area (10' 4" x 6' 5" Max) or (3.15m x 1.95m Max)

With range of wooden wall and base units, laminate work surface with tiled splash back, stainless steel sink with mixer tap over, four ring electric hob with extractor hood over, under counter oven/grill, washing machine, slim line dishwasher and fridge/freezer, tiled floor, window and half glazed wooden door to outside space.

#### Bedroom 1 (11' 0" Max x 9' 10" Max) or (3.35m Max x 3.0m Max)

With carpet, radiator, power points, telephone point, window to rear.

#### Bedroom 2 (9' 10" Max x 7' 5" Max) or (3.0m Max x 2.25m Max)

With carpet, radiator, power points, telephone point, window to rear.

#### Shower Room & WC (9' 0" x 3' 5") or (2.75m x 1.05m)

Recently refurbished shower room with mixer shower with rain shower overhead, tiled cubicle, bi fold door, mechanical ventilation, vinyl flooring, pedestal wash hand basin, WC, radiator, skylight.

### Outside

There is a small space for bin storage to the rear of the property.

### Broadband and Mobile phone

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

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

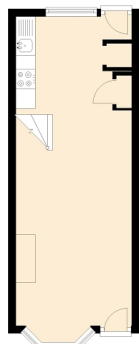
### Council Tax

C

### Directions

From our office walk down the High Street, past the shops and continue until you see the police station on your right. Bear right onto Bridge Street and the property will be found about half way along on the left hand side.

Ground Floor  
Approx. 24.2 sq. metres (260.3 sq. feet)



First Floor  
Approx. 24.3 sq. metres (261.7 sq. feet)



Total area: approx. 48.5 sq. metres (522.1 sq. feet)

### 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](mailto:surveys@ctf-uk.com).