



**Brynant  
Crickhowell  
Powys.**

Price **£250,000**



- Three bedroom semi detached property
- Lovely corner plot with driveway parking and garage
- In need of upgrading/modernisation
- Some lovely views of the surrounding countryside
- Sitting room with log burning stove
- Walking distance to Crickhowell High Street
- Within easy reach of the well regarded local schools
- Oil fired heating system
- Offered for sale with no onward chain

**General Description**

We are delighted to offer for sale this semi detached property set in a cul de sac position and within easy reach of the ever popular Crickhowell High Street. The property occupies a corner plot with a pleasant level garden to the side and some lovely views of the surrounding countryside from front and side aspect. The property requires some modernising/upgrading works but the potential to be a lovely family home and does benefit from driveway parking and a good size garage. EPC pending.



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



## Brynant, Crickhowell, Powys.

### Property Description

Three bedroom semi detached property, located within easy reach of Crickhowell High Street. The property is set in a cul de sac position and occupies a corner plot with level garden to the side and further garden to the rear. The property benefits from hardwood double glazed windows, oil central heating system and some lovely views of the surrounding countryside from both side and front aspect.

The property affords hallway/entrance lobby, sitting room with log burning stove, kitchen/dining room to rear, side porch/utility area, first floor landing with shower room and three bedrooms. The property requires some upgrading/modernising with plenty of potential.

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

Double glazed wooden entrance door onto...

#### Hallway

With stairs to first floor, door to...

#### Sitting Room (16' 0" x 11' 8" Max) or (4.88m x 3.55m Max)

With double glazed window to front aspect, double glazed window to side aspect, radiator, fireplace housing wood burning stove, sliding door leading to...

#### Kitchen/Diner (9' 2" x 19' 7") or (2.80m x 5.96m)

With a range of base and wall units, inset stainless steel sink, single drainer and mixer tap over , radiator, two double glazed windows to rear aspect, under stair storage, stable style door leading to...

#### Side Porch (9' 2" x 4' 3") or (2.80m x 1.29m)

With double glazed window to side aspect, radiator, double glazed wooden door to front.

### First Floor

#### Landing

With access to loft space, doors to...

#### Shower Room & WC (5' 9" x 5' 10") or (1.76m x 1.79m)

With tiled shower enclosure housing Mira Sport electric shower, curved shower screen to front, WC, wall mounted wash hand basin, radiator, double glazed window to rear aspect.

#### Bedroom 1 (9' 2" x 13' 3") or (2.80m x 4.05m)

With double glazed window to side aspect, radiator, cupboard housing hot water cylinder.

#### Bedroom 2 (11' 8" x 11' 1") or (3.55m x 3.38m)

With double glazed window to front aspect , radiator.

#### Bedroom 3 (8' 2" x 8' 2") or (2.48m x 2.50m)

With double glazed window to front aspect, radiator, built in cupboard over the stairs.

### Outside

#### Front Garden

Enclosed front garden, with pathway leading to front entrance.

#### Side Garden

Lovely level side garden mainly laid to lawn with range of fruit trees and borders, oil tank to corner, driveway parking leading to detached garage, some lovely views of the surrounding countryside.

#### Rear Garden

Enclosed rear garden which has been turned over, paved area to corner, brick built log store and outside WC.

#### Garage (25' 9" x 8' 2") or (7.84m x 2.49m)

With up and over door, power and lighting, window.

#### Broadband and Mobile phone

There is 4G mobile phone signal available indoor and outdoor. There is fibre optic broadband available.

#### Tenure

To be confirmed.

#### Services

Mains electricity, mains water, mains drainage, oil fired central heating system

#### Council Tax

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#### Directions

From our office proceed west along the A40 passing the petrol station, continue along the road take a right turn into Brynant, proceed up the hill and around to right where the property can be found in the corner of the cul de sac.

