

**Church Close
Llangynidr
Crickhowell
Powys.**

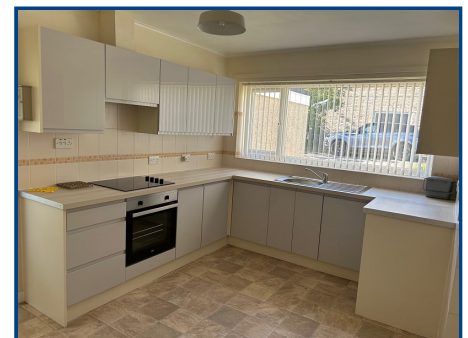
Price £1,150 Monthly



- Detached unfurnished bungalow
- Three bedrooms
- Garage and off street parking
- Oil central heating and double glazing
- Good size sitting/dining room
- Kitchen/breakfast room
- Holding deposit of £100 is payable
- Bond £1350 is payable
- Available immediately

General Description

Well presented, three bedroom bungalow occupying a corner plot position in the popular National Park village of Llangynidr and within walking distance to the village primary school. Comprising hallway, sitting room/dining room, kitchen/breakfast room, bathroom with enclosed shower cubicle and a separate WC. Outside there is a garage with parking for several cars and gardens to front, side and rear. EPC D60.



EPC Rating: D61

Church Close, Llangynidr, Crickhowell, Powys.

Property Description

Lovely three bedroom detached bungalow situated in the popular National Park village of Llangynidr, occupying a corner plot with gardens to front, side and rear.

The accommodation provides hallway, nice size sitting/dining room, kitchen/breakfast room, bathroom with shower enclosure, separate WC and three bedrooms. To the outside are front, side and rear gardens plus garage and driveway parking.

Llangynidr is a sought after National park village with its own village shop, post office, petrol station, pubs, primary school, village hall and playing fields.

Both the River Usk and the Brecon and Monmouthshire canal run through the village making it a superb base for anyone who enjoys the outdoors. There is good access onto the A40 trunk road and the market towns of Brecon and Crickhowell which have more extensive amenities. The larger market town of Abergavenny is about a twenty five minute drive away offering supermarkets, bus and train station which links to the intercity network via Newport.

Entrance

Via PVC double glazed door onto...

Hallway

Sitting Room / Dining Room (22' 2" x 12' 10") or (6.75m x 3.90m)

Kitchen / Breakfast Room (10' 4" x 13' 7") or (3.15m x 4.15m)

With built in oven, electric hob, space for fridge/freezer.

Bedroom 1 (13' 3" x 10' 2") or (4.05m x 3.10m)

Bedroom 2 (11' 10" x 10' 2") or (3.60m x 3.10m)

Bedroom 3 (10' 2" x 7' 10") or (3.10m x 2.40m)

Bathroom/Shower Room (8' 6" x 5' 11") or (2.60m x 1.80m)

With bath, pedestal wash hand basin, built in shower cubicle with glazed door to front.

W.C.

Outside

Single garage plus parking for several cars and a good size garden.

In the sum of £1250 to be paid and held throughout the duration of the tenancy and repayable on the termination of the occupancy on the proviso of the property being returned in its original state of condition as at the inception of the tenancy.

Holding Fee

£100 holding fee required to secure a property. Referencing and credit checks must be completed within 15 days of the Holding Deposit being taken. This will be refunded against the bond on the commencement of the tenancy unless the tenant fails referencing due to misleading information or aborts the let, in which case, this will be retained.

Bond.

In the sum of £1250 to be paid and held throughout the duration of the tenancy and repayable on the termination of the occupancy on the proviso of the property being returned in its original state of condition as at the inception of the tenancy

Services

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

Tenure

Council Tax

E

Directions

From our office in Crickhowell head west along the A40 turning left opposite the petrol station onto New Road. Continue down New Road and over Crickhowell bridge and turn right onto the B4558 towards Llangynidr. After a few miles enter the village of Llangynidr and after a few hundred yards turn left, signposted The Red Lion onto Duffryn Road. Turn right onto Castle Road and follow the road along onto Church Close, taking the left turning just before the school and the property can be found in the cul de sac in the corner.



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.