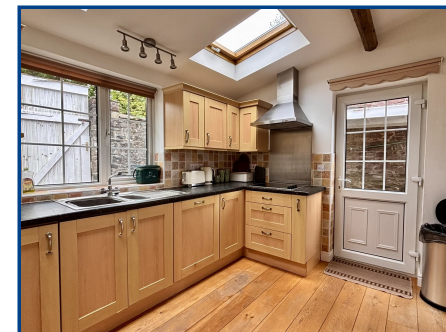


**Rectory Road
Crickhowell
Powys.**

Price **£475,000**



- Semi detached town house
- Three Bedrooms
- Two bathrooms
- Two/three reception rooms
- Modern Kitchen
- Level Garden
- Garage and off street parking
- Walking distance to Crickhowell town centre
- No onward chain

General Description

A much improved and very well presented stone built town house offering two/three reception rooms, kitchen and shower room to the ground floor, three bedrooms plus family bathroom, gas central heating, double glazing, level garden, garage and parking. Energy Rating D67.

EPC Rating: D67



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.

Property Description

A superb stone built semi detached town house situated in a sought after location just a short walk from town centre of the popular Brecon Beacons National Park town of Crickhowell, the location is particularly well suited for the well regarded Crickhowell Primary and Secondary Schools .

The property has been much improved and offers three good size bedrooms and two/three reception room accommodation together with family bathroom, shower room and kitchen. Outside there are attractive lawned gardens with mature tree and shrub borders, patio area, garage and parking.

Crickhowell is a popular small market town situated within the Brecon Beacons National Park and won the "Best British High Street Award 2018". It has also been named the best place to live in Wales by the Sunday Times 2019 and one of the ten Welsh locations names the best addresses in Britain. it has a great range of individual local shops, restaurants etc. there is a library, health centre and well regarded Primary and Secondary schools. There are good road links into the local trunk road network and there is a railway station in Abergavenny which is about a 15 minute drive away and links into the Intercity network via Newport. There is also a train link from Ebbw Vale to Cardiff.

Ground Floor

Entrance

Wooden entrance door onto...

Inner Porch

With Quarry tile floor, radiator, glazed wooden panel door to side and front leading onto...

Sitting Room (13' 7" Max x 21' 7" Max) or (4.15m Max x 6.58m Max)

With stone built fireplace to one end housing multi fuel stove with stone hearth, further stone built fireplace to other end, two radiators, two PVC double glazed windows, carpet power points, wooden door to dining room, opening through to...

Snug/Study (7' 11" x 6' 2") or (2.42m x 1.88m)

With carpet, radiator, PVC frosted double glazed window, wall mounted cupboard housing electricity meter, opening through to dining room.

Dining Room (7' 11" x 12' 2") or (2.41m x 3.72m)

With carpet, radiator, power points, carpeted stairs to first floor, door to under stair storage, painted tongue and groove ceiling with concealed spot lighting, opening through to kitchen, utility and shower room extension.

Kitchen (8' 9" x 11' 11") or (2.67m x 3.63m)

With range of matching beech style wooden base and wall units, built in eye level electric double oven , integrated fridge/freezer, integrated dishwasher, four ring electric hob with stainless steel splash back and stainless steel extractor hood over, inset one and a half bowl stainless steel sink and single drainer with mixer tap, roll edge work surface, tile splash back, oak flooring, power points, PVC double glazed window, PVC double glazed door leading to side of property, two Velux windows to ceiling with exposed beam and spot lighting.

Shower Room (5' 9" x 5' 5") or (1.74m x 1.66m)

Three piece suite comprising shower enclosure housing power shower, tiled walls, glass door and side screen, low level WC, vanity wash hand basin with underneath cupboard storage, tiled splash back, wall mounted mechanical extractor fan, wall mounted chrome radiator/towel rail, PVC frosted double glazed window.

Utility Room (8' 8" x 4' 9") or (2.64m x 1.45m)

With double base unit and roll edge work surface above, inset one and a half bowl stainless steel sink with single drainer, tiled splash back, plumbing for washing machine, space for tumble dryer, oak flooring, radiator, wall mounted Worcester gas combination boiler, wall mounted extractor fan, Velux window to ceiling.

First Floor

Half Landing

Carpeted staircase with PVC double glazed window, radiator, wooden panel doors to...

Bedroom 3 (7' 11" x 6' 1") or (2.41m x 1.85m)

With Carpet radiator, power point, PVC double glazed window, double wardrobe.

Bathroom (7' 11" x 6' 1") or (2.42m x 1.85m)

With three piece suite comprising bath with mixer tap and electric shower over, pedestal wash hand basin, low level WC, tiled walls, wood flooring, radiator, PVC double glazed window.

Landing

With carpet and wooden panel doors to...

Bedroom 1 (13' 8" x 12' 2") or (4.16m x 3.71m)

With stone feature fireplace, radiator, power points, PVC double glazed window, wood

flooring, two double wardrobes with dressing table, loft access.

Bedroom 2 (13' 8" x 8' 11") or (4.16m x 2.71m)

With carpet radiator, power points, PVC double glazed window, wardrobe and dressing table.

Outside

The property is approached via a shared pathway leading to the front entrance. Level front garden mainly laid to lawn with range of mature tree and shrub borders. greenhouse, paved patio with views to the front in a westerly direction towards the Brecon Beacons. Paved area to the side with timber built open fronted log store and clothes drying area leading around to the rear which is enclosed by a stone built wall with gate access onto rear lane. Stone built store shed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

F

Directions

From our office in Crickhowell head west along the A40 in the direction of Brecon, past the petrol station and take the second junction on your right into Rectory Road. Continue along Rectory Road and the property will be found a short way along on your right hand side.

