



**Beechwood Road
Llangattock
Crickhowell
Powys.**

Price £450,000

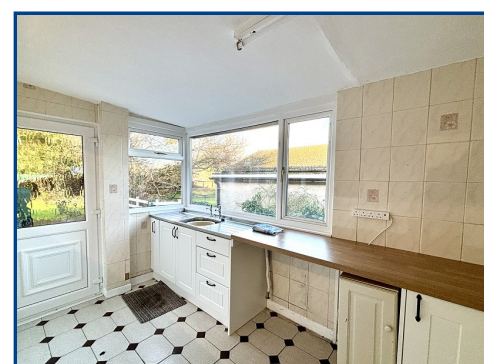


- Detached bungalow
- Popular National Park village location
- Three bedrooms
- Extended garage/workshop plus driveway parking
- Walking distance to the village Primary school
- Updated kitchen and shower room
- Utility area to side
- Gardens to front and rear
- Gas heating system and double glazing
- Offered for sale with no onward chain

General Description

EPC Rating: D59

We are delighted to bring to the market this three bedroom detached bungalow in the popular Bannau Brycheiniog National Park village of Llangattock. The property has been improved by its current owners with an updated kitchen and shower room. There is room for further modernisation. The property has off road parking leading to an extended garage/workshop and is being offered for sale with no onward chain. EPC D59.



Viewing: **01873 810 213**

Website: **www.ctf-uk.com**

Email: **crickhowell@ctf-uk.com**

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.

Tel: **01873 810 213**

Email: **crickhowell@ctf-uk.com**

Web: **www.ctf-uk.com**

Beechwood Road, Llangattock, Crickhowell, Powys.

Property Description

Three bedroom detached bungalow situated in the Bannau Brycheiniog National Park village of Llangattock with gardens to front and rear, driveway parking and extended garage/workshop.

The property has been taken care of by it's current owners and rented out for a number of years but would make a lovely full time family home. Comprising enclosed porch onto inner lobby and hallway, WC/cloakroom, sitting room though to dining room which leads into the kitchen area and lean to utility room off. Shower room and three bedrooms all three with built in wardrobes.

To the outside is an enclosed front garden with gates onto driveway parking leading to garage and pathway to either side of the bungalow allowing access around to the rear enclosed garden. From the front garden there are some lovely views across the valley of the surrounding countryside.

Llangattock has its own Primary school, church, playing field, pub etc and is situated just a short drive or few minutes walk from Crickhowell. Crickhowell is a popular small market town with a good range of individual local shops, restaurants etc. There is a library, health centre and both Primary and Secondary schools that are highly regarded. There are good road links into the local trunk road network and there is a train station situated in Abergavenny which is about a 15 minute drive away and links into the intercity network via Newport.

Entrance

Via UPVC double glazed entrance door with UPVC double glazed side panel onto ...

Porch

Entrance porch with wooden glazed entrance door and window leading onto ...

Lobby

Carpeted area with archway into hallway, door leading into...

W.C. (3' 3" x 5' 11") or (1.0m x 1.80m)

With WC, corner wall mounted wash hand basin, PVC double glazed window to rear aspect.

Hallway

With woodblock floor, radiator, power points, doors off to...

Sitting Room (16' 11" x 12' 0") or (5.15m x 3.65m)

With carpet, radiator, power points, UPVC double glazed window to front aspect, coal effect fire set into a stone effect fireplace with wooden mantle, opening through to...

Dining Room (8' 10" x 8' 10") or (2.70m x 2.70m)

With carpet, radiator, power points, UPVC double glazed window to front aspect, door into kitchen.

Kitchen (10' 8" Max x 8' 10") or (3.25m Max x 2.70m)

With range of matching base and wall units with built in stainless steel oven, built in stainless steel microwave, built in electric hob and stainless steel splash back and extractor hood over, inset stainless steel sink with mixer tap over, radiator, built in cupboard housing wall mounted

combination gas boiler, window to side aspect, door into...

Utility Room (13' 1" x 6' 5") or (4.00m x 1.95m)

With a range of base units with wood effect work surface, inset stainless steel sink with double drainer, ceramic tiled wall and floor, radiator, power points, UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden.

Shower Room & WC (7' 3" x 6' 7") or (2.20m x 2.00m)

With walk in shower enclosure with glazed screen housing Myra electric with shower board surround to walls, part tiled walls to half height, radiator, wash hand basin with cupboard below, WC, frosted UPVC double glazed window.

Bedroom 1 (13' 9" x 11' 0") or (4.20m x 3.35m)

With carpet, radiator, power points UPVC double glazed window to rear aspect, built in double wardrobe.

Bedroom 2 (10' 8" x 10' 0") or (3.25m x 3.05m)

With carpet, radiator, power points, UPVC double glazed window to rear aspect, built in double wardrobe.

Bedroom 3 (10' 10" x 6' 11") or (3.30m x 2.10m)

With carpet, radiator, power points, UPVC double glazed window to side aspect, built in double wardrobe.

Garage / Workshop

Garage 5.25m x 2.5m up and over door to front, concrete floor, light through to... Workshop are 4.15m x 2.5m, concrete floor, power points and light, glazed door to covered in outside store area and garden.

Outside

Tarmac driveway, front garden with dwarf wall to front, mainly laid to lawn with tree and shrub borders, garage with up and over door.

Access to either side of the bungalow leading around to enclosed rear garden mainly laid to lawn.

Access into the garage/workshop.

Broadband and Mobile phone

There is indoor and outdoor mobile phone signal in the area. There is broadband available.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office in Crickhowell head in a westerly direction along the A40 and take the turning left opposite the petrol station onto New Road. Continue down New Road and cross over Crickhowell bridge. Turn left after the bridge and first right into the village of Llangattock. Take first left hand turning onto Park Drive, continue and take the first right hand turning onto Beaufort Avenue, continue up Beaufort Avenue and into Beechwood Road where the property can be found towards the top of the road on your right hand side.

