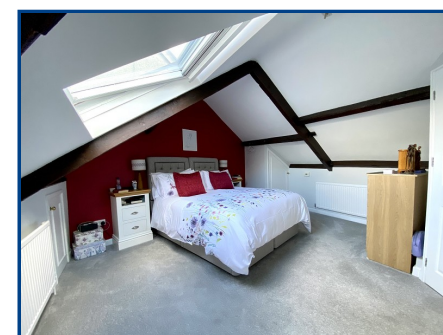
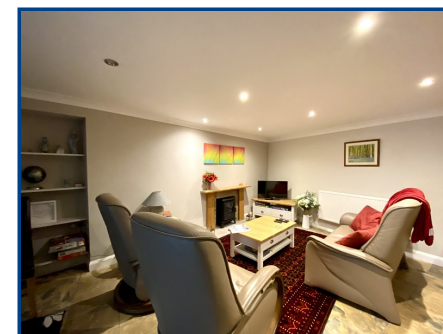
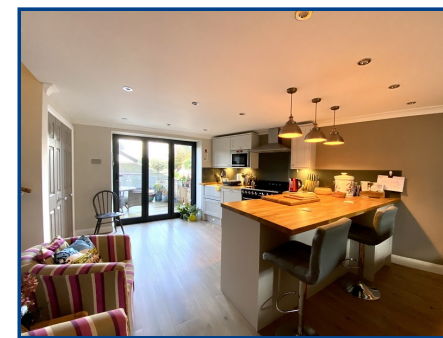




New Road Crickhowell Powys.

Price **£399,950**

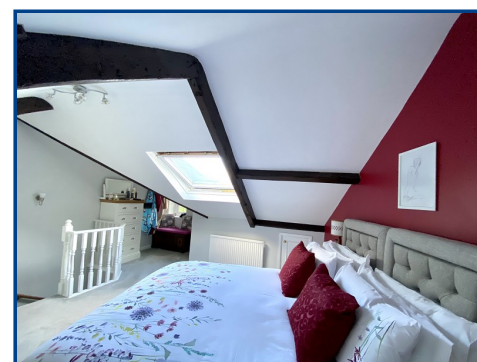
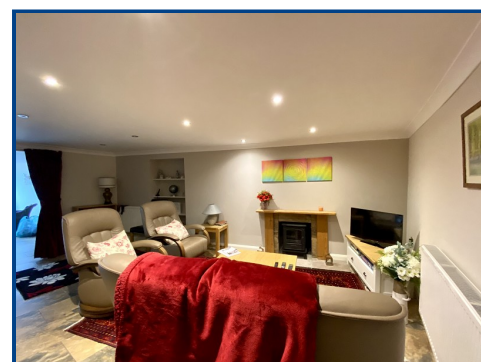


- Superb three bedroom mid terrace property
- Conveniently situated within easy reach of amenities
- Set out over four floors
- Open plan dining/kitchen/living
- Double glazed sash style windows
- Gas heating system, rear courtyard garden, balcony seating area
- Views to rear
- Sitting room/utility/seating area to lower ground floor
- Internal viewing essential

General Description

EPC Rating: C74

A superb mid terrace property located just a short walk away from the ever popular Crickhowell High Street. This well presented property is set out over four floors offering good size accommodation. The property benefits from gas central heating, double glazing, rear courtyard garden to the lower ground floor plus off road parking. Internal viewing is essential. EPC C74.



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.

Tel: **01873 810 213**

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

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

Property Description

Well presented three bedroom mid terrace property located just a short walk away from the popular Crickhowell High Street conveniently positioned close to all local amenities.

This superb property is set out over four floors offering good size versatile accommodation comprising, entrance porch, open plan kitchen/living/dining room with pleasant outside balcony seating area with some lovely views to the surrounding countryside, to the lower ground floor is a good size sitting room with utility/ seating area leading out to rear courtyard, to the first floor are two bedrooms and family bathroom and master bedroom and ensuite shower room to the second floor. Off street parking adjacent to the property.

Crickhowell is a popular small market town situated within the Brecon Beacons National Park. It has a lovely range of individual local shops, restaurants etc. There is also a library, health centre and well regarded Primary and Secondary schools. There are good links into the local trunk road network and there is a train station in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

Ground Floor

Entrance

Via wooden door onto...

Entrance Porch (6' 7" x 3' 5") or (2.00m x 1.05m)

With ceramic tiled floor, composite double glazed door onto the dining area.

Open Plan Kitchen / Dining Room (20' 6" x 12' 2") or (6.25m x 3.70m)

Lovely open plan kitchen and dining room with range of modern matching fitted wall and base units with pelmet lighting, wooden worktops, inset porcelain Belfast sink, Smeg induction range cooker with glass splash back and stainless steel extractor over, built in wine cooler, fridge and freezer, built in dishwasher, built in eye level combi microwave, inset stainless steel spotlights, wood effect vinyl floor covering, built in larder cupboard, door to built in coat cupboard, vintage style radiator plus vertical radiator, double glazed sash window with half height shutters, double glazed bi fold doors opening onto a decked balcony with glazed and stainless steel screening with lovely westerly views and southerly views towards the Llangattock Escarpment and views towards Table mountain and the Darren. Door to carpeted staircase leading down to ...

Lower Ground Floor.

Sitting Room (12' 6" x 19' 0") or (3.80m x 5.80m)

With ceramic tiled floor, fireplace with flag stone hearth, wooden mantle, inset ceiling spotlights, radiator, power points, built in under stair store cupboard, open arch way onto...

Utility Room (13' 0" x 11' 0") or (3.95m x 3.35m)

With ceramic tiled floor to match the sitting room, stainless steel sink unit with cupboards below, space for washing machine, space for tumble dryer, space for fridge/freezer, inset ceiling spotlights, double doors opening onto

rear courtyard, Lantern sky light and power points.

First Floor Landing

Small carpeted landing with door to ...

Family Bathroom (5' 3" x 6' 1") or (1.60m x 1.86m)

With suite comprising of bath with mixer shower over, ceramic tiled floor, WC, wash hand basin with cupboards below, walls part tiled in white, chrome vertical towel rail, ceiling spot lights, double glazed sash window.

Bedroom 1 (12' 0" Max x 9' 8" Min) or (3.65m Max x 2.95m Min)

With carpet, radiator, power points, inset ceiling spot lights, double glazed sash window, large fitted glazed wardrobe with sliding mirrored doors.

Bedroom 2 (9' 3" Max x 14' 1") or (2.83m Max x 4.30m)

L shaped bedroom with carpet, radiator, power points, double glazed window looking across the Usk valley.

Second floor bedroom (14' 7" x 12' 8") or (4.45m x 3.85m)

Please note there is some restrictive head height as this is in the attic space. Carpet, radiator, power points, storage into eaves, exposed ceiling beams, Velux window sky light, double glazed window, door to ...

En-Suite (10' 4" x 4' 9" Max) or (3.15m x 1.45m Max)

Comprising thermostatic mixer shower, hand basin set into vanity unit, WC, ceramic tiled

floors, double glazed window, chrome vertical towel rail/radiator.

Outside

To the lower ground floor is a small area of rear courtyard with tiled flooring screened by timber panelled fencing. Adjacent to the property is a brick paviour off street parking area.

Council Tax

Band E - chargeable at a rate of £2188.08 for the year 2022/23

Tenure

Freehold

Agents Note

Please note this property has flooded in the past and was the subject of an insurance claim in 2020.

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

The best way to get to the property is on foot from Crickhowell town centre. From Crickhowell high street take either the lane which runs alongside Nicholls shop or Church Lane further down the high street and continue through the church yard and down the steps at the end. This will bring you out onto New Road, follow the road down for 200 yards and the property will be found on your right hand side.

