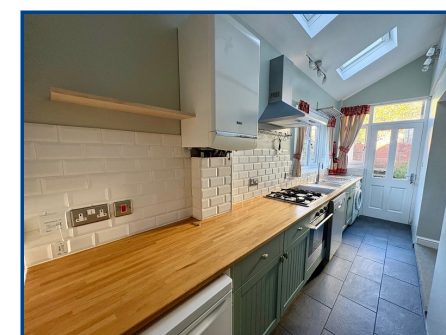




## Llangattock Crickhowell Powys.

Offers In Region Of **£370,000**



- Delightful, well presented terraced cottage
- Two double bedrooms plus attic room
- Sitting room, kitchen and dining room
- Rear courtyard/patio plus lovely enclosed garden
- Located in the heart of Llangattock village
- Within easy reach of Crickhowell
- Stone fireplace housing wood burning stove
- First floor bathroom
- No onward chain

## General Description

Delightful well presented character cottage located in the popular Bannau Brycheiniog National Park village of Llanagattock. The property offers two double bedrooms and a family bathroom to the first floor, attic room to the second floor, with inner porch, sitting room, kitchen through to dining on the ground floor. The property benefits from a private rear courtyard/patio with further generous level garden off set from the cottage. EPC D.

**EPC Rating: D57**



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

Tel: **01873 810 213**

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

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

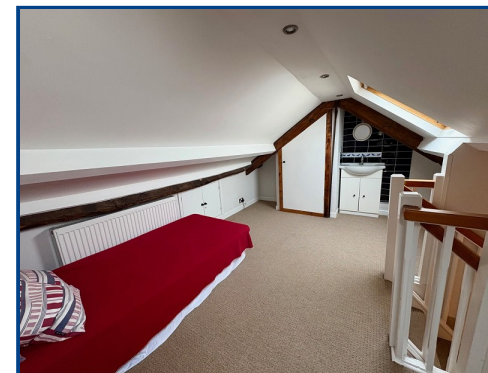
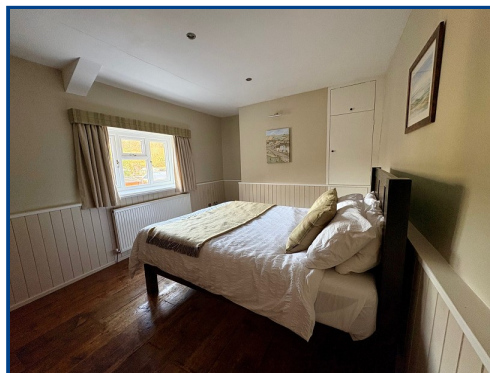


## Property Description

Set in the picturesque and sought after village of Llangattock within the breathtaking Bannau Brycheiniog National Park, this well presented two double bedroom character cottage with attic room is offered for sale with no onward chain. Situated within close proximity to the local Primary school and park.

The accommodation comprises inner porch with double doors onto a sitting room with stone built fireplace housing log burning stove, stairs off to the first floor, door leading into kitchen with opening onto the dining room, to the first floor is a landing with useful storage cupboards, two double bedrooms plus a family bathroom, to the second floor is an attic room with vanity wash hand basin and built in storage with two Velux windows offering far reaching views of the surrounding countryside. To the outside is a private courtyard/patio area from the kitchen with steps up to a paved walkway leading to a generous off set garden with some lovely views of the surrounding hills.

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.



## Ground Floor

### Entrance

Via wooden entrance door onto...

### Inner Porch. (4' 9" x 4' 4") or (1.44m x 1.31m)

Radiator, tiled floor, window to side, glazed double doors leading into...

### Sitting Room (16' 8" x 15' 2") or (5.08m x 4.63m)

With double glazed sash style window to front aspect, two radiators, fitted carpet, carpeted stairs to first floor with storage under, stone feature fireplace with stone hearth housing wood burning stove, glazed wooden door through to...

### Kitchen (15' 6" x 4' 8") or (4.72m x 1.43m)

Fitted with matching base units with wooden work surface, built in stainless steel electric oven with four ring gas hob above and stainless steel extractor canopy over, inset one and a half bowl stainless steel sink with single drainer and mixer tap, space for under counter fridge, plumbing for washing machine, plumbing for dishwasher, tiled splash back, wall mounted Baxi gas combination boiler, tiled flooring, two Velux windows, PVC double glazed window to side aspect, single glazed window to rear aspect, wooden glazed door to outside, opening through to...

### Dining Room (12' 6" x 10' 0") or (3.80m x 3.05m)

With carpet, radiator, two PVC double glazed windows to rear aspect, built in wine rack to alcove, stone feature fireplace, door to built in storage cupboard with shelving.

## First Floor

### Landing

With carpet, radiator, double doors to built in storage cupboard with shelving, additional laundry cupboard, carpeted staircase to attic room, wooden panel doors off to...

### Bedroom 1 (10' 11" x 13' 5") or (3.34m x 4.09m)

With PVC double glazed window to side aspect, wood panelling to half height, radiator, doors to built in alcove storage, door to built in storage over stairs, original exposed timber flooring.

### Bedroom 2 (10' 10" x 13' 4") or (3.30m x 4.07m)

With double glazed sash style window to front aspect, fitted carpet, radiator, double doors to built in wardrobe with hanging rail.

### Bathroom/W.C. (8' 10" x 5' 4") or (2.68m x 1.63m)

Three piece white suite comprising P shaped bath with mixer tap and thermostatic shower over, with glass shower screen, pedestal wash hand basin, low level WC, tiled splash back, wall mounted chrome heated towel rail/radiator, tiled flooring, built in wall cupboard with shelving, PVC double glazed window to rear aspect.

### Attic Room (13' 5" x 10' 8") or (4.10m x 3.25m)

With two Velux windows to roof, exposed ceiling beams, doors to under eaves storage, fitted carpet, radiator, built in storage with hanging rail, vanity wash hand basin with cupboard under and tiled splash back.

## Outside

Enclosed rear courtyard/patio area with outside tap, stone built steps onto paved walkway which leads to lovely level garden mainly laid to lawn with a range of mature tree and shrub borders, paved seating area, timber built store shed, stone built open fronted log store, gate access out onto Owens Row.

## Broadband and Mobile phone

There is indoor and outdoor 4g mobile phone and broadband in the area. There is fibre optic broadband available.

## Agents Note

There is access to the rear garden at the rear of the cottage via Owens Row. This is primarily for the purpose of wood deliveries to the stone wood store at the bottom of the garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

D

## Directions

From our office proceed west along the A40, at the petrol station take a left turn and proceed down New Road and over the Crickhowell bridge, turn left and then next right towards Llangattock, after The Horseshoe Pub take your next right proceed over the little bridge and along the road past Swan Terrace, the cottage can be found further long on your left hand side.