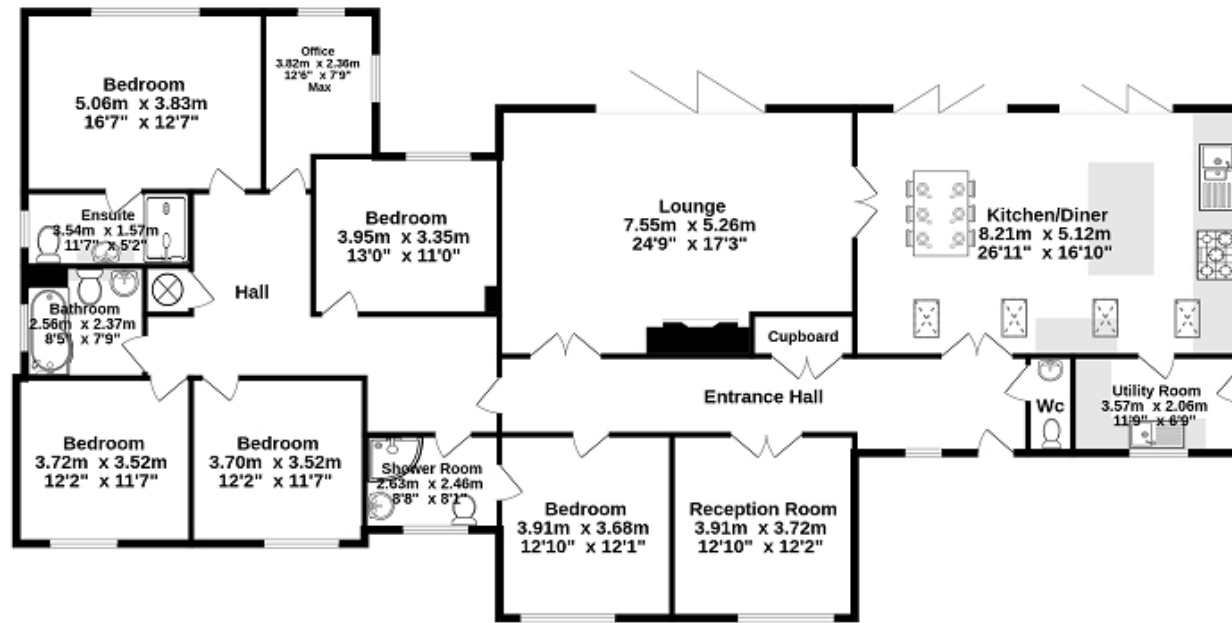


Ground Floor
246.1 sq.m. (2649 sq.ft.) approx.



TOTAL FLOOR AREA : 246.1 sq.m. (2649 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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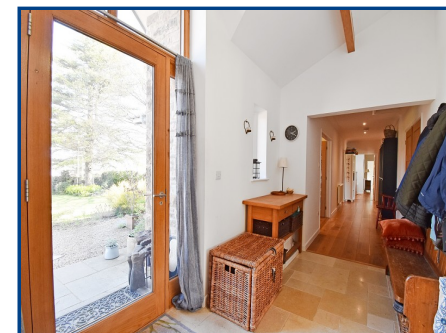


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

Duffryn Road
Llangynidr
Crickhowell
Powys.

Price **£850,000**



- Spacious and extended 5-bedroom detached bungalow
- Located in the desirable village of Llangynidr, within the Bannau Brycheiniog National Park
- Beautifully modernised and very well presented
- High-quality finishes including limestone tiled flooring and hardwood bifold doors
- Southerly facing rear gardens with stunning countryside views
- Two generous reception rooms offering flexible living space
- Bespoke fitted kitchen and well-appointed bathrooms
- Ample off-street parking

General Description

Substantial and beautifully modernised five bedroom detached bungalow located in the popular sought after village of Llangynidr within the Bannau Brycheiniog National Park. The bungalow has been extended and tastefully modernised and improved by it's current owners, the property is exceptionally well presented, internal viewing is a must. EPC D60

EPC Rating: D60



Viewing: **01873 810 213**

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

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

Important notice

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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**

Duffryn Road, Llangynidr, Crickhowell, Powys.

Property Description

Nestled in the sought-after village of Llangynidr within the breathtaking Bannau Brycheiniog National Park, this substantial and beautifully modernised five-bedroom detached bungalow offers spacious and versatile accommodation in a picturesque setting. Extended and tastefully modernised and improved by the current owners, the property is exceptionally well presented combining contemporary finishes with timeless charm.

The interior features high-quality engineered oak and limestone tiled flooring, contributing to the property's warm and elegant feel. The majority of the windows are hardwood double-glazed, and large bifold doors open onto the southerly facing garden, allowing natural light to flood the living and kitchen spaces and offering superb panoramic views of the surrounding countryside.

Accommodation comprises five generously proportioned bedrooms with the master bedroom having an en-suite bathroom, two bright and welcoming reception rooms, a modern large kitchen/ diner and well-appointed bathrooms, all finished to a high standard. The layout lends itself well to family living, with potential for multi-generational use or home working.

Externally, the property enjoys attractive gardens with a southerly aspect, perfect for outdoor entertaining and enjoying the outstanding views. There is also ample off-street parking.

Situated in a desirable rural location yet within easy reach of local amenities, this exceptional bungalow offers a rare opportunity to acquire a high-quality home in one of Wales’ most scenic areas.

The property is situated a 10 – 15 minute drive from the popular market town of Crickhowell, within the Bannau Brycheiniog National Park. It has a lovely range of individual local shops and restaurants. 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 train station in Abergavenny which is about a fifteen minute drive away.



Ground Floor

Hardwood double glazed entrance door and side screens opening onto...

Entrance Hall

With vaulted and beamed ceiling, tiled limestone floor, door into...

W.C. (6' 9" x 3' 1") or (2.05m x 0.95m)

With limestone tiled floor, pedestal hand basin, WC, beamed ceiling

From the entrance hall are glazed double doors into...

Open Plan Kitchen / Breakfast Room / Living Room (26' 11" x 16' 11") or (8.20m x 5.15m)

A superb large light and airy kitchen diner with two sets of double glazed hardwood bi-fold doors, high vaulted beamed ceiling, limestone tiled floor, bespoke wooden kitchen in duck egg blue, large central island with pendant lighting, hardwood worktop, range of base units with granite worktop and inset one and a half bowl stainless steel sink unit, underfloor heating, space for range cooker with stainless steel extractor hood over, double glazed windows, glazed double doors into sitting room, space for fridge/ freezer frosted glazed door into utility, power point

Utility Room (11' 8" x 6' 9") or (3.55m x 2.05m)

With limestone tiled floor to match kitchen, range of base units with wood effect worktop, inset stainless steel sink unit, space for washing machine, space for tumble dryer, vaulted and beamed ceiling, double glazed window, double glazed wooden door to outside, power points, underfloor heating

Sitting Room / Dining Room (24' 9" x 17' 3" Max) or (7.55m x 5.25m Max)

With Hardwood double glazed bi fold doors opening onto rear garden, engineered oak floor, wood burning stove set into fireplace with slate hearth, radiators, power points

Inner Hallway

With engineered oak floor, built-in double store cupboard, radiator, power points, inset ceiling spotlights, loft access hatch

Snug (12' 10" x 12' 2") or (3.90m x 3.70m)

Duffryn Road, Llangynidr, Crickhowell, Powys.

With glazed double doors onto inner hall, engineered oak floor, radiator, power points, double glazed windows

Master Ensuite Bedroom (16' 7" x 12' 8") or (5.05m x 3.85m)

With carpet, radiator, power points, double glazed windows.

En-Suite Shower Room (11' 8" x 5' 1") or (3.55m x 1.55m)

With walk-in thermostatic mixer shower, hand basin with solid worktop and units below, walls part tiled, ceramic tiled floor, WC, chrome vertical towel rail/radiator, double glazed window, inset ceiling spotlights

Bedroom 2 (12' 10" x 12' 2") or (3.90m x 3.70m)

With carpet, radiator, power points, Jack and Jill door into shower room

Shower Room (8' 0" x 8' 0") or (2.45m x 2.45m)

With ceramic tiled floor, walk in corner thermostatic mixer shower, hand basin, WC, frosted double glazed window, chrome vertical towel rail/radiator, ceramic tiled floor with under floor heating, inset ceiling spotlights, with door to bedroom 2 and door to inner hall

Bedroom 3 (12' 2" x 11' 8") or (3.70m x 3.55m)

With carpet, radiator, power point, double glazed window

Bedroom 4 (11' 6" x 11' 6") or (3.50m x 3.50m)

With built-in wardrobes, carpet, radiator, power points, double glazed window

Family Bathroom (8' 4" x 7' 9") or (2.55m x 2.35m)

With suite comprising P shaped bath with thermostatic mixer shower over, hand basin with units below, WC, vanity unit, ceramic tiled floor, chromed vertical towel rail/ radiator, walls part tiled, double glazed window, inset ceiling spotlights

Study (10' 2" x 7' 9") or (3.10m x 2.35m)

With glazed wooden door, carpet, radiator, power point, two double glazed windows

Bedroom 5 (13' 0" x 11' 0") or (3.95m x 3.35m)

With carpet, radiator, power point, double glazed window.

Outside

Gravel driveway and parking area with sufficient parking for several cars, good size front lawn with a range of trees, shrubs and flowers, flagstone pathway, side access to rear garden, superb Southerly facing rear garden with flagstone path and patio/seating area, rear garden is mostly lawned and offers fantastic views to the surrounding countryside. There is also a large wooden shed with double doors, greenhouse, oil tank and external oil fired Worcester boiler.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage. Oil heating plus electric under floor in some parts.

Tenure

Freehold

Council Tax

G

Directions

From our office in Crickhowell head in a westerly direction along the A40 turning left opposite the petrol station onto New Road. Follow New Road down and over Crickhowell Bridge and then turn right onto the B4558 towards Llangynidr. Follow this road for approximately 4 miles into the village of Llangynidr and take the turning left, signposted for the Red Lion pub, onto Duffryn Road. Go past the pub and the church continue along the long straight, the road then bears to the right, continue around and then the property will be found on your left handside next to the Sardis United Reform Church.