

**Cwmbeth Close
Crickhowell
Powys.**

Price £1,500 Monthly



- Good size three bedroom detached bungalow
- Open plan sitting room/dining room/kitchen plus conservatory
- Master bedroom with ensuite shower room
- Family bathroom
- Gardens, driveway parking and good size garage
- Double glazing and gas heating system
- Holding deposit £100 is payable
- Deposit in the sum of £1600 is payable

General Description

EPC Rating: B84

We are delighted to bring to the market to let this good size three bedroom detached bungalow, set in wrap around gardens with good size garage and driveway for several vehicles. The property affords open plan kitchen/dining/sitting room, conservatory, three bedrooms, one with ensuite shower room and family bathroom. EPC 84

Cwmbeth Close, Crickhowell, Powys.

Property Description

To let this well presented, good size detached bungalow with conservatory, gardens, good size garage and driveway parking which occupies a corner position and is located a short distance from Crickhowell town.

The property affords hallway, sitting room/dining room/kitchen, conservatory, three bedrooms, one with ensuite shower room plus family bathroom.

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.

The accommodation comprises :-

Entrance Hall

With upvc door, tiled/carpet flooring and radiator.

Kitchen

With tiled flooring, full range of kitchen units with oven, hob & extractor, ceramic butler style double sink, radiator and upvc patio doors to garden.

Lounge

With tiled/carpet flooring, radiator and upvc patio doors.

Conservatory

With tiled flooring and radiator.

Bedroom 1

With fitted carpet, radiator and window.

En Suite

With vinyl flooring, glazed shower cubicle with electric shower over, w.c., wash hand basin and radiator.

Bedroom 2

With fitted carpet, radiator and window.

Bedroom 3

With fitted carpet, radiator and window.

Bathroom

With tiled floor, bath with mixer shower over, WC, wash hand basin, towel radiator and window.

Outside

Tarmac driveway to the front of the property. Wrap around gardens with a range of mature trees, shrubs and bushes together with a low level patio seating area.

Garage

Double garage with up & over door, power and light connected.

Deposit

A deposit of £1600 is payable at the beginning of the tenancy and will be held by the Agents under the Tenancy Deposit Scheme and is repayable on the termination of the tenancy subject to the final inspection of the property and confirmation that all bills have been paid.

Clee Tompkinson & Francis is a member of the a Tenancy Deposit Scheme which is administered by Deposit Protection Service (The DPS), The Pavilions, Bridgewater Road, Bristol, BS99 6AA.

Tel: 0330 303 0030

Web Site: www.depositprotection.com

Holding Deposit

A holding deposit of £100 will be payable to secure a property. Referencing and credit checks must be completed within 15 days of the holding deposit being taken. This will be refunded against the bond on the commencement of the tenancy unless the tenant fails referencing due to misleading information or aborts the let, in which case this will be retained.

Viewing

Strictly by appointment please through the agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Crickhowell Office: 01873 810213

Services

Mains electricity, mains water, mains gas, mains drainage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.