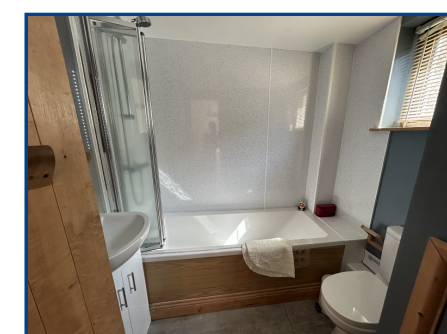
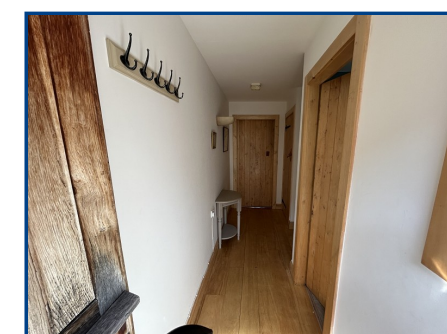


Upper House Farm Crickhowell Powys.

Price **£235,000**



- Mid Terraced House
- Ground Floor Bedroom
- Open Plan Sitting/Dining Room
- Mezzanine
- Low Maintenance Rear Garden
- Courtyard Setting
- Allocated Parking
- Located a Short Walk from the Centre of Crickhowell
- Available with No Onward Chain



General Description

Nestled within a charming courtyard setting conveniently located in the sought-after town of Crickhowell, this delightful one-bedroom mid-terrace property offers character accommodation, ideal for first-time buyers. Located within walking distance of the town centre's shops, cafes, and amenities, whilst enjoying the undisturbed setting of the courtyard. EPC pending.

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.

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Property Description

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To the ground floor, the property welcomes you with an entrance hall leading to the bathroom and bedroom. The ground floor bedroom benefits from double doors onto the rear garden which enjoy the peaceful surroundings of the courtyard. To the first floor, the property offers an open-plan living/dining room which leads into a well-equipped kitchen with fitted base units and space for white goods. Stairs from the living/dining room provide access to a Mezzanine; a useful office space or a place to unwind.

To the outside, the property benefits from an enclosed garden to the rear featuring a paved patio area perfect for entertaining, gardening, or simply enjoying the fresh air. An allocated parking space is available a short distance away from the property.

Accommodation

Ground Floor

Wooden stable door to...

Hallway

With wooden flooring, power points, wooden door to boiler cupboard housing Worcester Boiler, wall mounted uplighter, wooden door to under stair storage cupboard with plumbing for washing machine, hanging rail. Carpeted stairs to first floor, wooden door to...

Bathroom (6' 2" x 6' 2") or (1.89m x 1.88m)

With three piece white suite, bath with shower over and folding shower screen. Vanity wash hand basin with mixer tap and storage under and low level WC. PVC cladding splash backs, tiled effect laminate flooring and double glazed window to front aspect. Wall mounted chrome heated towel rail/radiator.

Bedroom 1 (10' 8" x 9' 11") or (3.26m x 3.01m)

With fitted carpet, radiator and power points. Wall mounted uplighters, double glazed window and double doors to rear garden.

First Floor

Sitting Room / Dining Room (17' 7" x 9' 11") or (5.36m x 3.01m)

With wooden flooring, radiator and power points. Double glazed window to rear aspect, wooden ladder to...

Kitchen (6' 2" x 9' 11") or (1.88m x 3.01m)

With a bespoke range of base units with inset stainless steel single sink and drainer with mixer tap over. Wooden work surface, built in Bosch electric cooker with four ring hob and wall mounted extractor hood over. Space for under counter fridge, wall mounted uplighter with wooden flooring and double glazed window to front aspect.

Mezzanine (9' 10" x 8' 2") or (3.0m x 2.50m)

With carpet, power points and velux window. Double glazed window to front aspect (restricted head height).

Outside

There is a lovely enclosed rear garden with paved patio/seating area and gravel area. Shrub border, wooden shed and wooden gate access to rear.

Parking

The property benefits from an allocated parking space at short distance away from the property.

Broadband and Mobile phone

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

Agents Note

This property forms part of a residents association, annual fee to be confirmed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

From our office in Crickhowell, turn left out of our front door and then first left into Standard Street. Upper House Farm will be found after approximately 100 metres on the left hand side. Cross the courtyard into the development through the archway and the property can be found on your right hand side.

