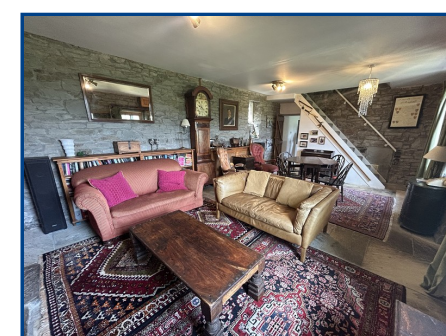
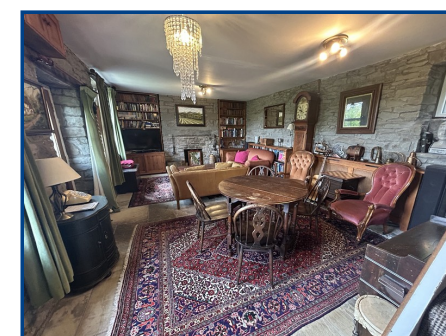


The Dardy Crickhowell Powys.

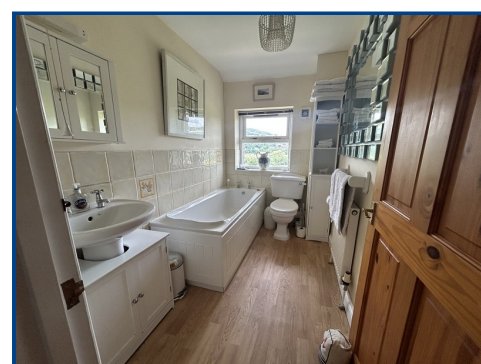
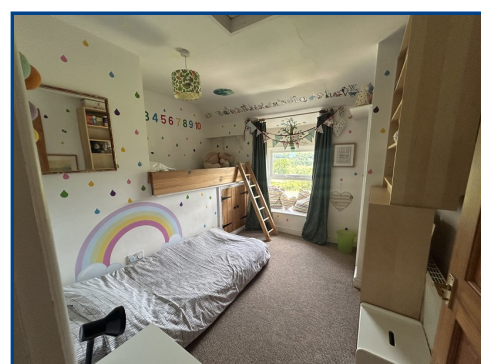
Price **£400,000**



- Detached three bedroom extended stone cottage
- Situated on the Dardy, a small hamlet a short distance from Llangattock village
- Sitting/dining room with log burning stove and exposed stone walls
- Kitchen/breakfast room
- Ground floor shower room and lobby
- First floor bathroom
- Tiered garden with off road parking and superb views
- Offered for sale with no chain
- Bannau Brycheiniog Park location

General Description

We are delighted to offer for sale this traditionally built detached stone cottage situated in an elevated position which has been extended to the side. Situated on the Dardy which is a small hamlet a short distance from Llangattock in the Bannau Brycheiniog National Park. The property affords entrance porch, sitting room/dining room, kitchen/breakfast room, ground floor shower room/WC, lobby, to the first floor is a landing with three bedrooms and a bathroom. Outside there is tiered gardens to the front with superb views towards Crickhowell, off road parking. No onward chain. EPC pending.



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.

Tel: **01873 810 213**

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

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

The Dardy, Crickhowell, Powys.

Property Description

Y Bwthyn is a traditionally built detached stone cottage situated in an elevated position in the Bannau Brycheiniog National Park, The Dardy is a small hamlet close to the village of Llangattock. A particular feature of this property are the magnificent views over the River Usk across the Usk Valley and towards Table Mountain and the Black Mountains. These views can be particularly well enjoyed from the terraced gardens and seating areas.

The property affords entrance porch, sitting/ dining room with exposed stone walls and log burning stove, kitchen/breakfast room, ground floor shower room/WC, lobby, to the first floor is a landing with three bedrooms and a family bathroom. Garden to front plus off road parking.

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.

Accommodation

Ground Floor

Porch

Glazed wooden entrance porch...

Sitting Room / Dining Room (13' 3" x 21' 11") or (4.04m x 6.67m)

Exposed stone walls, fireplace with flagstone hearth housing log burning stove, tiled floor, carpeted stairs to first floor with door to under stair storage, two single glazed windows to front aspect, wall mounted cupboard housing electricity meter, radiator, wooden door to...

Kitchen / Breakfast Room (10' 4" x 12' 0") or (3.16m x 3.67m)

Fitted with a range of matching of wooden base and wall units with work surface over, built in electric oven with four ring hob above, inset stainless steel sink and single drainer with mixer tap, space for washing machine, tiled splash back, tiled floor, radiator, wooden door to...

Lobby (5' 2" x 5' 7") or (1.58m x 1.70m)

With tiled floor, wooden door to front garden, wooden door to...

Shower Room & WC (4' 9" x 6' 5") or (1.44m x 1.96m)

With shower enclosure housing Mira Sport electric shower with tiled splash back, with folding shower door to front, low level WC,

pedestal wash hand basin, radiator, tiled floor, wall mounted extractor fan.

First Floor

Landing

With carpet, radiator, wooden doors to...

Bedroom 1 (11' 4" x 13' 3") or (3.46m x 4.05m)

With built in wardrobes and units, window to front and side aspect, radiator, carpet.

Bedroom 2 (9' 8" x 11' 10") or (2.95m x 3.60m)

With two double glazed windows to front, radiator, carpet.

Bedroom 3 (10' 5" Max x 9' 9" Max) or (3.17m Max x 2.97m Max)

With built in cabin bed with storage under, single glazed window to front aspect, radiator, carpet, loft access hatch.

Bathroom/W.C. (5' 5" x 8' 10") or (1.65m x 2.68m)

With three piece white suite comprising bath, WC, pedestal wash hand basin, tiled splash back, radiator, vinyl flooring, double glazed window to front aspect.

Outside

Off road parking area with steps down to enclosed front garden and front of property. Tiered front garden with superb views across the valley towards Crickhowell and surrounding countryside. The garden is mainly made up of

tiered lawn with range of mature trees and shrubs. Wooden garden store shed plus wooden summerhouse, outside water supply.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

E

Directions

From our office in Crickhowell head along the A40 in a westerly direction turning left opposite the Shell petrol station onto New Road. Follow New Road down and over Crickhowell Bridge turning left and then almost immediately right into the village of Llangattock. Follow the road into the village and take the first turning right after the Horseshoes pub. Follow this road around and turn right just after the church which is signposted for Dardy. Follow this lane along for a few hundred yards and take the first turning left after the phone box onto the steep road into Dardy. Take the next turning right and follow the road along where the property can be found at the very end of the lane on your right hand side.

