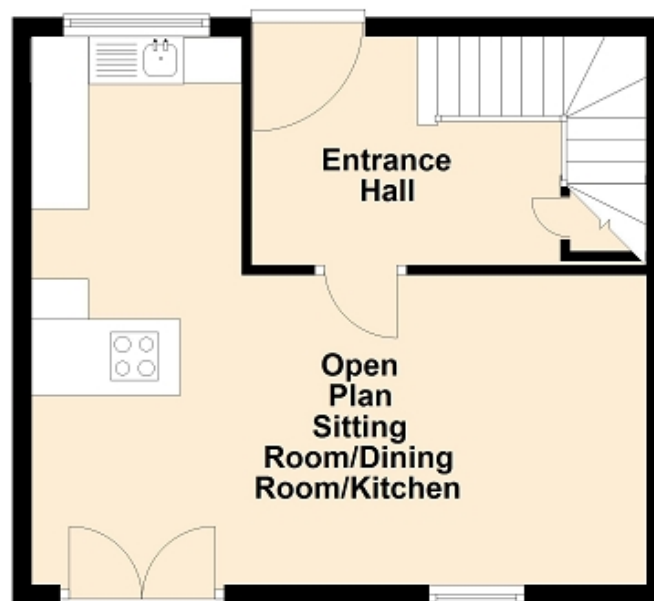
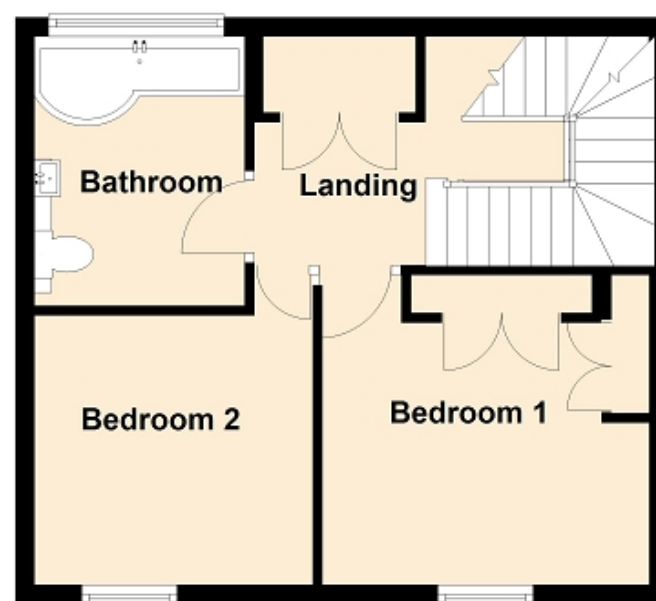


Ground Floor

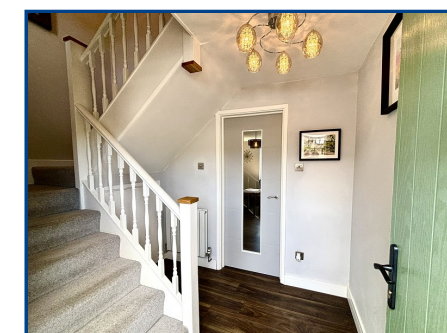
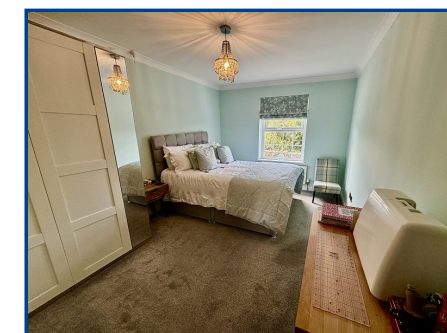
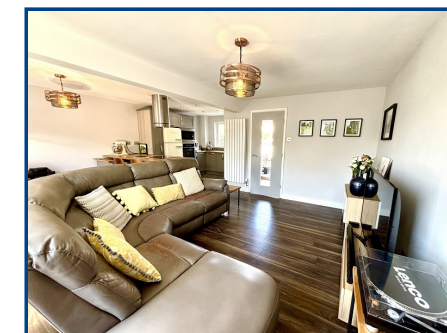


First Floor



**Oak View  
Brecon Road  
Crickhowell  
Powys.**

Price **£299,950**

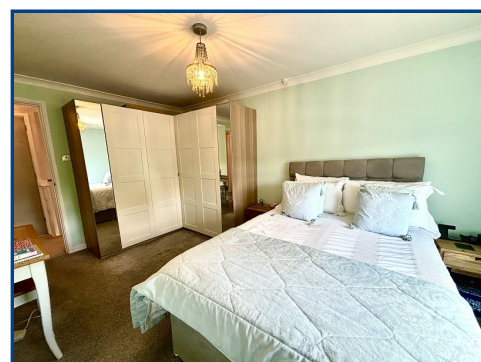


- Two-bedroom terraced townhouse in popular Crickhowell
- Just a short walk from the town centre and local amenities
- Situated within the Bannau Brycheiniog National Park
- Extensively improved and very well presented throughout
- Modern fitted kitchen with integrated appliances
- Double glazing and central heating
- Low-maintenance courtyard
- Garage providing off-street parking

**General Description**

This well-presented two-bedroom terraced townhouse is ideally located just a short walk from the centre of the sought-after market town of Crickhowell, situated within the Bannau Brycheiniog National Park. The property has been extensively improved by the current owners and offers stylish, comfortable accommodation with modern features throughout. EPC C73.

**EPC Rating: C73**



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).

## Oak View, Brecon Road, Crickhowell, Powys.

### Property Description

This well-presented two-bedroom terraced townhouse is ideally located just a short walk from the centre of the sought-after market town of Crickhowell, situated within the Bannau Brycheiniog National Park. The property has been extensively improved by the current owners and offers stylish, comfortable accommodation with modern features throughout.

The ground floor includes a modern fitted kitchen with integrated appliances, providing both practicality and a contemporary finish. The home benefits from double glazing and gas central heating system.

Externally, there is a small courtyard providing a low-maintenance outdoor space, a further area for a washing line and a garage offering convenient off-street parking which is an added bonus so close to the town centre.

Located in a desirable position, the property is within walking distance of local shops, cafés, amenities and scenic walking routes. It

presents an ideal opportunity for those seeking a well-located and updated home in this popular and picturesque area.

### Ground Floor

#### Entrance Hall

With carpeted staircase to 1st floor, under the stairs store cupboard, wood effect laminate flooring, radiator, part glazed door into ...

#### Open Plan Sitting Room / Kitchen (21' 2" Max x 18' 10" Max) or (6.45m Max x 5.75m Max)

With wood effect laminate floor to match entrance hall, two radiators, power points, double glazed window, double glazed doors opening on to steps to front garden.

Kitchen area with range of matching fitted wall and base units in grey, wood worktop with inset sink, space for fridge freezer, integrated washer/dryer, built-in dishwasher, built-in stainless steel oven/grill and built-in stainless steel microwave oven, inset four ring electric ceramic hob with stainless steel extractor over.

## Oak View, Brecon Road, Crickhowell, Powys.

### First Floor Landing

With loft access hatch, double store cupboard with wall mounted Combi boiler and doors to ...

#### Bedroom 1 (14' 9" x 9' 4") or (4.50m x 2.85m)

With fitted wardrobes, carpet, radiator, power points, double glazed window.

#### Bedroom 2 (13' 5" x 9' 0") or (4.10m x 2.75m)

With carpet, radiator, power points, double glazed window, double wardrobes.

#### Bathroom (7' 3" x 6' 1") or (2.20m x 1.85m)

With suite comprising bath with thermostatic mixer shower over, hand basin and WC unit with cupboards, chrome vertical towel rail/radiator, vinyl floor covering, walls attractively tiled in grey, double glazed window with fitted shutters

### Outside

To the front of the property is a small courtyard set behind a stone wall with steps down to the main road. To the rear of the property is a small courtyard with seating area.

### Garage

Middle garage in a block of three, with power

### Broadband and Mobile phone

There is indoor and outdoor 4g mobile phone and ultra fast broadband in the area.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

D

### Directions

From our office in Crickhowell head west along the A40 and take the third turning right after the petrol station onto Bryn Nant then immediately right into Oak View where the property can be found.

