

**Oakfield Drive
Crickhowell
Powys.**

Price **£385,000**

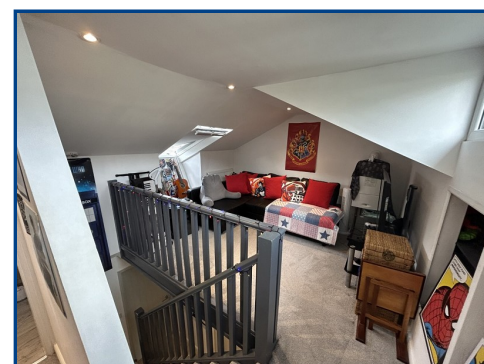


- Well presented modern detached bungalow
- Modern fitted kitchen/dining room
- Spacious sitting room
- Double glazing and gas heating system
- Attic conversion
- Front and enclosed rear garden
- Shower room and WC
- Driveway and garage
- Internal viewing recommended

General Description

A well presented and modernised detached bungalow situated on a small residential estate a short distance from the centre of popular market town of Crickhowell. The property offers three bedrooms together with a spacious lounge, kitchen and shower room. There is double glazing and gas central heating, gardens to front and rear, driveway and a garage. EPC C72

EPC Rating: C72



Viewing: **01873 810 213**

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

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

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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.

Property Description

A lovely detached bungalow which has been modernised and extended into the attic by its current owner. The property is situated on a popular residential development a short distance from Crickhowell town centre.

The property comprises hallway, modern fitted kitchen/dining room, spacious sitting room, three bedrooms one of which is an attic room/sitting room with WC. The property benefits from gas central heating and double glazing throughout. To the outside are front and enclosed rear paved patio garden, driveway and garage.

Crickhowell is a small picturesque market town situated in the Brecon Beacons National Park. It has a health centre, highly regarded primary and secondary schools, library and an excellent range of individual local shops, restaurants, hotels etc. There are good road links into the local trunk road network and a train station is situated in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

Accommodation

Entrance

Via modern entrance door with double glazed side panel onto...

Hallway

With laminate flooring, concealed spot lighting, modern coloured vertical radiator, carpeted staircase to attic conversion, cottage style door off to rooms, opening through to...

Kitchen/Dining Room (15' 2" x 10' 2") or (4.63m x 3.10m)

Fitted with a range of modern high gloss base and wall units with preparation surface, integrated fridge, freezer and dishwasher, built in electric oven and four ring electric hob with extractor over, coloured glass splash back, tiled splash backs, inset single sink and single drainer with mixer tap over, laminate wood effect floor, inset ceiling lighting, PVC double glazed window to rear, PVC double glazed box style window and french door onto garden, radiator and power points.

Sitting Room (18' 3" x 12' 10") or (5.55m x 3.92m)

Laminate wood effect flooring, two radiators, coving to ceiling with concealed spot lighting, PVC double glazed box style window with french doors to front.

Bedroom 1 (13' 1" x 8' 10") or (4.00m x 2.70m)

PVC double glazed window to rear, fitted carpet, radiator, power points.

Bedroom 2 (9' 10" x 11' 2") or (3.0m x 3.40m)

Currently being used as an office. PVC double glazed window to front, fitted carpet, radiator, power points.

Shower Room & WC (6' 9" x 5' 6") or (2.05m x 1.67m)

Three piece white suite comprising of shower enclosed with glass shower screen, housing chrome power shower, low level WC, rectangular wash hand basin with two drawer storage below, tiled walls, extractor fan, tiled floor, chrome radiator/towel rail, PVC double glazed window.

Attic Conversion (10' 11" x 24' 6") or (3.33m x 7.48m)

Currently used as a bedroom and sitting room but could quite easily be converted to two rooms.

Accessed via a central carpeted staircase, fitted carpet, two Velux windows to roof, two radiators, PVC double glazed window to rear, wall mounted gas combination boiler, eave storage, concertina door to...

WC with wood effect flooring, tiled walls, Velux window, WC with wash hand basin.

Outside

Front Garden

Open plan front garden mainly laid to lawn, driveway.

Rear Garden

Enclosed rear patio/paved garden with range of mature tree and shrub borders. Detached garage with up and over door, power and light, NB currently unable to access the garage with a car.

Council Tax

Band D

Broadband and Mobile phone

There is indoor and outdoor 4g mobile phone coverage in the area and fibre optic broadband.

Tenure

Freehold

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

From our office proceed west along the A40 passing the petrol garage, take your next right turn onto Llanbedr Road, continue up the hill towards the top taking a left turn onto Oakfield Drive where the bungalow can be found a short distance along on your right hand side.

