



Estate Agents

Taylor & Co

Abergavenny

Brookfields

Crickhowell, Powys, NP8 1DJ

Asking Price

£485,000

# Brookfields

## Crickhowell, Powys, NP8 1DJ

Stylish four bedroomed detached family home in a favoured cul-de-sac setting

Walking distance from Crickhowell Primary and High Schools & the internationally famous High Street

Living room opening into an all year round conservatory | Dining Room | Kitchen & separate breakfast room | Utility room & ground floor cloakroom

Large principal bedroom with en-suite shower room | Three further bedrooms and a contemporary family shower room

Landscaped gardens | Off street parking | Integral garage

**This stylish and beautifully presented four bedroomed detached family home sits in a desirable position in a favoured cul-de-sac setting with long distance views to the front towards Llangattock Hillside. A popular location due to its proximity to the primary and high schools and being walking distance to the internationally famous High Street of Crickhowell, this extended family home will be a must-see for buyers.**

**A great size for family living, this home has a large living room which opens into an all year round conservatory, connecting the interior to the garden. In addition to these reception spaces, there is a dining room plus a lovely breakfast room, which opens onto a seating area in the garden, off set from the modern kitchen with integrated appliances and plenty of fitted cabinets. Servicing modern family life, the ground floor also has a utility room, a cloakroom, and usefully, a door linking the house with an integral garage.**

**To the first floor, a large principal bedroom suite has a comprehensive range of fitted bedroom furniture and an en-suite shower room. The three other bedrooms are served by a contemporary shower room in addition to a separate lavatory.**

**Outside, attractive landscaped gardens offer a range of seating areas and privacy from neighbouring properties.**

**SITUATION |** The winner of the first Great British High Street Awards, Crickhowell is a small yet thriving town

set amongst the stunning scenery of the Brecon Beacons National Park alongside the banks of the River Usk. Crickhowell is highly regarded amongst the walking community and is a haven for both walkers and tourists alike.

The town is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, a baker, Wales's first zero waste shop, and a newsagent/post office. In addition, there are a number of individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information centre. Crickhowell also benefits from dentist surgeries, a health centre, a garage, and the iconic Webbs hardware store.

There are numerous public houses, gastro pubs and restaurants, and no description of Crickhowell would be complete without mentioning The Bear which has been serving customers since 1432 and stands in a prominent position at the head of the high street in the centre of this bustling town. The area is also well served for schools for all ages, both of which are fêted in both the local area and further afield too.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and

leisure centre as well as several eateries for evening entertainment. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

### ACCOMMODATION

**ENTRANCE HALLWAY |** Double glazed entrance door, staircase to the first floor, wood style laminate flooring, radiator.

**CLOAKROOM |** Lavatory, wash hand basin, extractor fan, radiator, tiled floor.

**LIVING ROOM |** Double glazed window to the front aspect with a view towards Llangattock Hillside, marble fireplace with electric fire point, two radiators, wood style laminate flooring. A set of sliding double glazed doors opens into:

**ALL YEAR ROUND CONSERVATORY |** Pitched polycarbonate roof, double glazed windows to the three sides, a set of double glazed doors opens into garden, radiator, wood style laminate flooring. Planning reference 07/00860/FUL.

**DINING ROOM |** Double glazed window to the front aspect with a view towards Llangattock Hillside, wood style laminate flooring, radiator.

**STUDY** | Double glazed window to the front aspect with a view towards Llangattock Hillside, wood style laminate flooring, radiator.

**KITCHEN** | Fitted with a range of cabinets in a high gloss finish with complementary door handles, contrasting laminate worktops with inset composite sink unit with mixer tap, inset 4 ring gas hob with extractor hood above, eye level double oven with grill, integrated fridge/freezer and dishwasher, double glazed window to the rear aspect overlooking the garden, radiator, wood style laminate floor covering, deep understairs cloaks cupboard. A door opens to:

**BREAKFAST ROOM** | Double glazed patio doors opening into the garden, inset spotlights, radiator, wood style laminate flooring.

**From the hallway a door opens into:**

**UTILITY ROOM** | Sink unit, fitted cupboards, space for washing machine, radiator, roof light, double glazed door to the garden, extractor fan, tiled floor, door to the garage.

## **FIRST FLOOR**

**LANDING** | Loft access, radiator, airing cupboard housing a Valiant gas central heating boiler.

**PRINCIPAL BEDROOM** | Double glazed window to the front aspect with views towards Llangattock Hillside, inbuilt wardrobes to one wall, fitted bedroom furniture to include wardrobes and over bed storage cabinets, wood style laminate flooring. Door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite to include a shower cubicle, lavatory, wash hand basin, frosted double glazed window, radiator, tiled floor.

**BEDROOM TWO** | Double glazed window to the front aspect with views towards Llangattock Hillside, inbuilt wardrobes, radiator.

**BEDROOM THREE** | Double glazed window to the rear aspect, radiator.

**BEDROOM FOUR** | Double glazed window to the rear aspect, radiator.

**FAMILY SHOWER ROOM** | Fitted with a white suite to include a large shower enclosure with thermostatic shower fitted to a rigid riser plus a supplementary hand held shower attachment, wash hand basin set in vanity unit, cosmetic counter with cabinets beneath, frosted double glazed window, vertical radiator.

**SEPARATE WC** | Lavatory, wash hand basin frosted double glazed window, radiator, tiled floor.

## **OUTSIDE**

**FRONT** | The property is set back from the road and is approached via a riven paved pathway which leads to the entrance door. The path is bordered by a lawn with a stone chipped display border bed. A driveway provides access to:

**INTEGRATED GARAGE** | Up and over door, lighting, power, pedestrian door to the house.

**REAR GARDEN** | This attractive landscaped garden has a patio immediately adjoining the breakfast room with ample space for a table and chairs. A stepping stone pathway through a bed of attractive chippings leads to a circular shaped patio area with two steps onto an upper terrace framed with wood plank fenced border surrounds and deep flower bed borders. Further steps lead to an upper area with slate chipping surrounds. The garden is well stocked with plants and shrubbery. Side access to the front, water tap.

## **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electricity, water, and drainage are connected to the house.

**Council Tax** | Band F (Powys County Council)

**EPC Rating** | Band C

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales  
See <https://flood-risk-maps.naturalresources.wales/>

**Covenants** | The property is registered with HMLR, Title Number WA80488. There are restrictive covenants associated with the property, for further details, speak to the Agent.

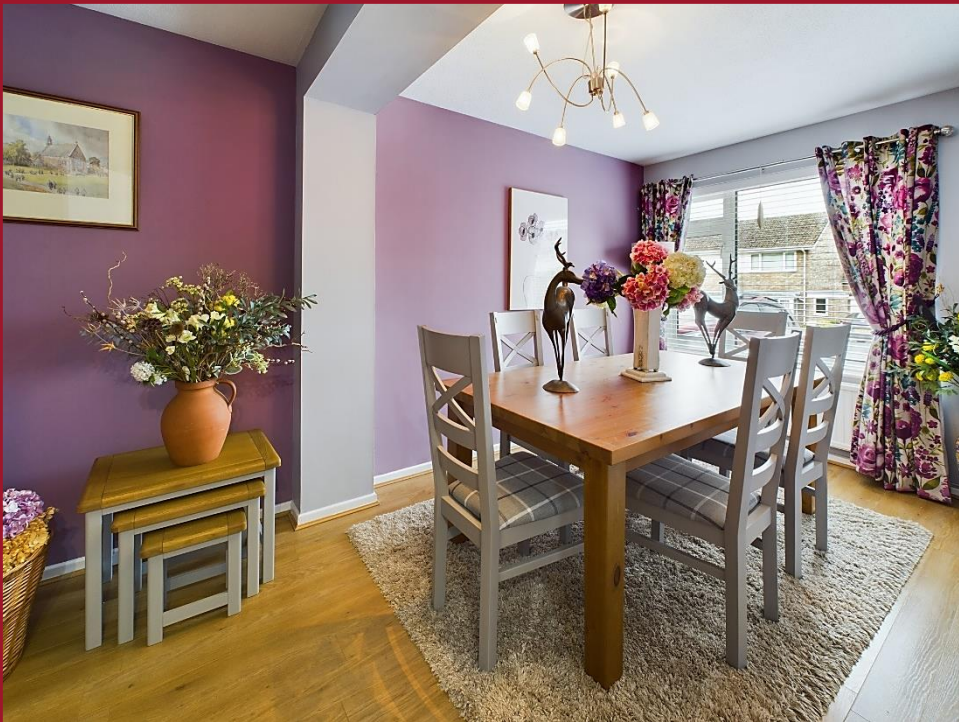
**Local planning developments** | The property has been extended since first construction. The Agent is not aware of any planning developments in the area which may affect this property.  
See <https://www.beacons-mpa.gov.uk/planning/applications/applications-online/>

**Broadband** | Fibre to cabinet, standard and superfast available. See <https://www.openreach.com/fibre-checker>

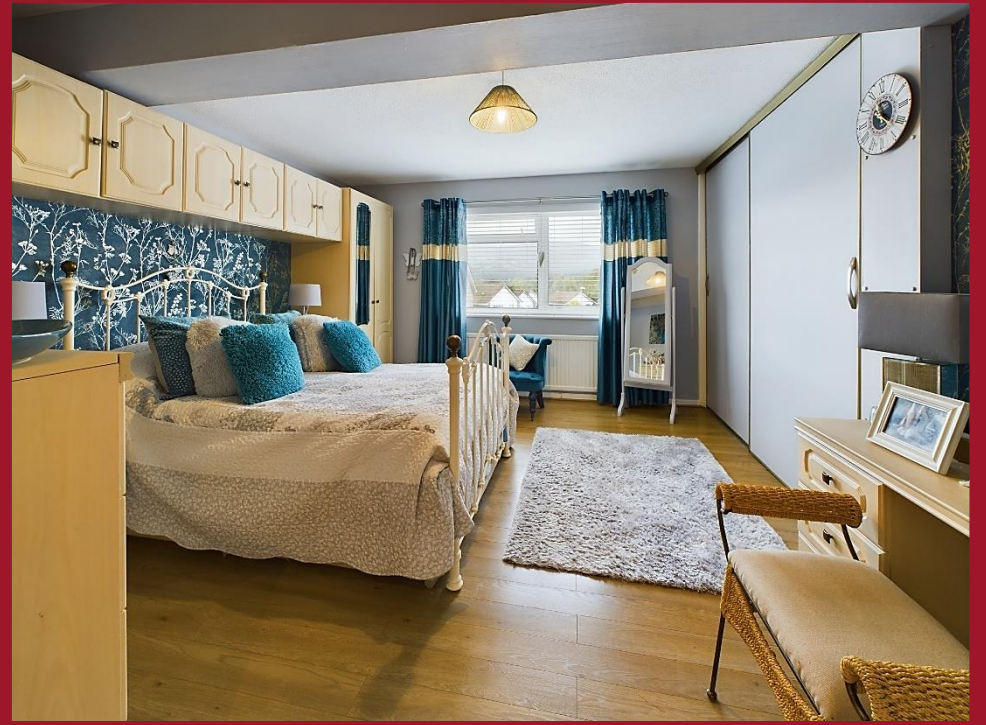
**Mobile network** | 02, Three, EE, Vodafone indoor coverage  
See <https://checker.ofcom.org.uk/>

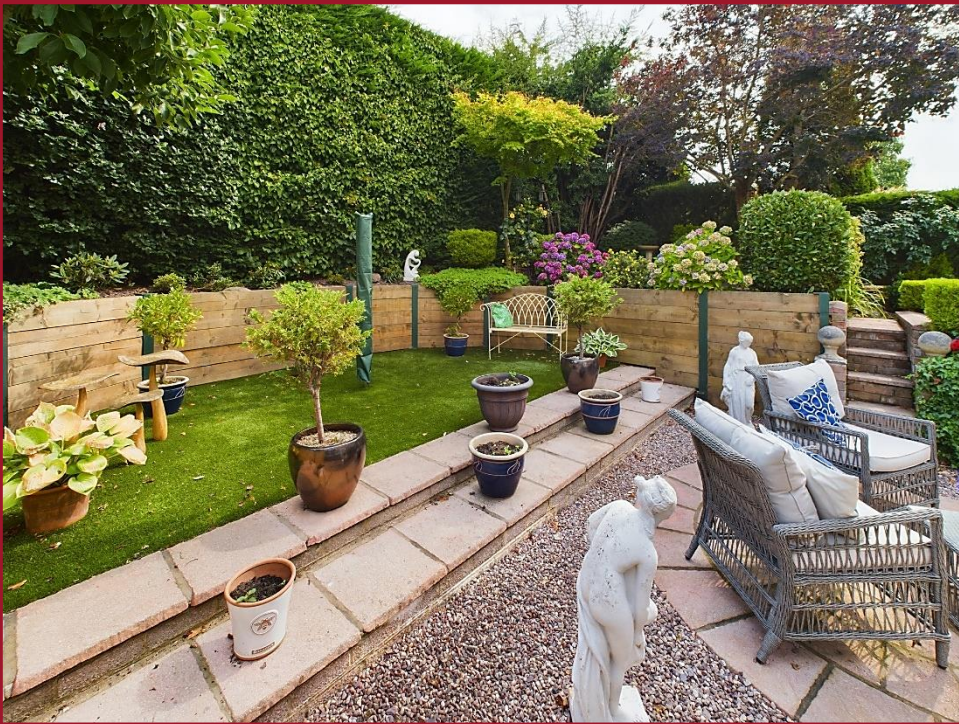
**Viewing Strictly by appointment with the Agents**  
**T** 01873 564424 **E**  
abergavenny@taylorandcoproperty.co.uk

**Reference** AB285

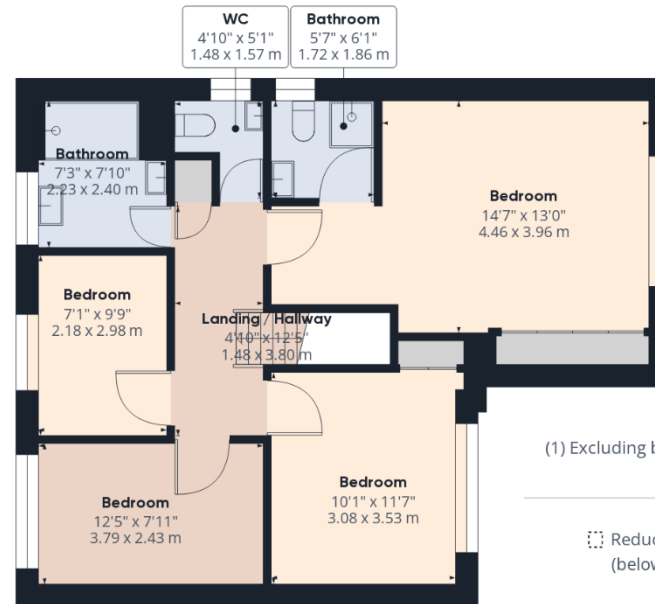
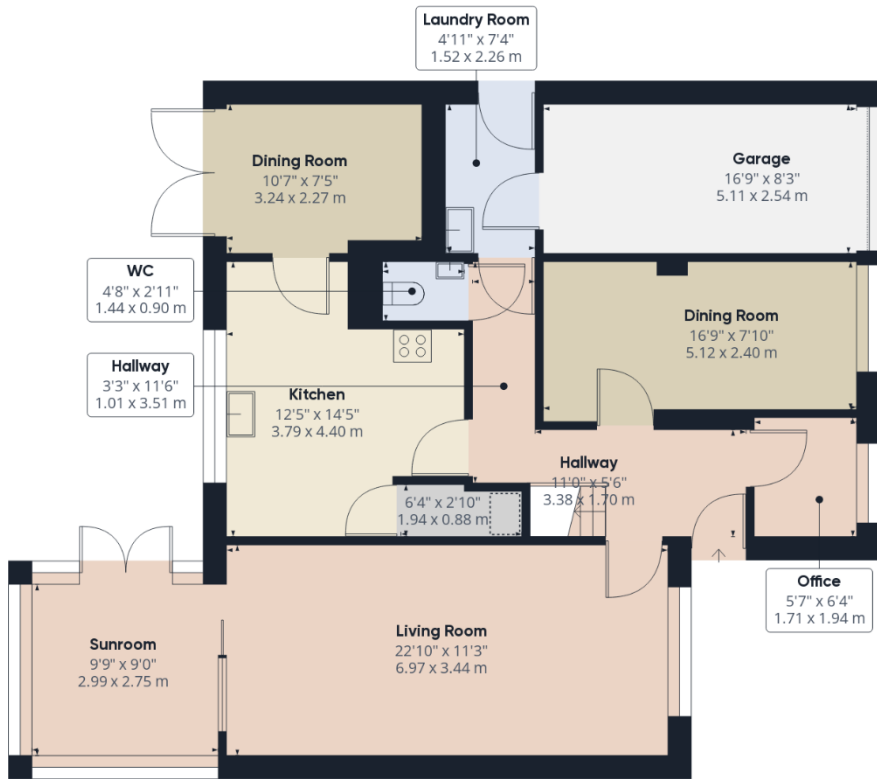








# Floorplan



**Approximate total area<sup>(1)</sup>**

1813.68 ft<sup>2</sup>

168.5 m<sup>2</sup>

**Reduced headroom**

4.18 ft<sup>2</sup>

0.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.