



Estate Agents

Taylor & Co

Abergavenny

Darren View

Crickhowell, Powys, NP8 1DS

Asking Price
£600,000

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Four bedroomed detached bungalow with generously appointed family size accommodation | Contemporary five piece bathroom suite
Spacious open plan dual aspect lounge / diner opening onto a sun terrace affording south facing views | Kitchen / breakfast room
Pool complex with external shower room | Landscaped garden with range of summerhouses, perfect for at home entertaining | Garden loggia
Popular cul-de-sac setting within walking distance of primary and high schools | Splendid countryside views over Llangattock Hillside and Table Mountain
Garage with utility / storeroom | Driveway with off road parking for several vehicles | No onward chain | Ease of access to Crickhowell High Street

This generously appointed four bedroomed detached family size bungalow is nestled in an enviable cul-de-sac setting and enjoys far reaching views to the front and rear aspects towards Llangattock Hillside and Table Mountain. Sitting in landscaped gardens with an outdoor swimming pool complex and a garden arrangement just perfect for at home entertaining, this family residence is within walking distance of the popular primary and high schools in Crickhowell and just a short distance away either on foot or by car, is the pretty and bustling high street known internationally for its independent shops, cafes and pubs.

Offering a contemporary presentation, this family home is entered through a central hallway with oak flooring and oak panelled doors to the reception and bedroom accommodation. A large dual aspect open plan lounge / diner has patio doors opening onto a sun terrace in the front garden, enjoying splendid south facing views over the beautiful Vale of Usk of the Bannau Brycheiniog National Park. The dining room has a multi-burner stove and leads into a kitchen / breakfast room with Shaker style cabinets and access to the rear garden. The four bedrooms all overlook the gardens and have fitted wardrobes and are served by a white five piece bathroom suite.

Outside, the garden just keeps on giving. The pool has plenty of space to sit around and after you've exhausted swimming, a loggia next to the pool is used by the current owners as an outdoor bar. Thoughtfully designed, the pool has access to a modern external shower room to save all those wet feet from traipsing through your home. The garden has been creatively designed with a variety of seating areas for maximum enjoyment of sunshine. At the top of the garden, an open plan summerhouse has a great lounging vibe with a pizza oven and BBQ area. One of the summerhouses has been adapted into ancillary

accommodation with a kitchen/living area with wood stove, bedroom and a wc. This insulated summerhouse has been used as overflow space for the owner's extended family and would require planning consent if a buyer wished to use it as permanent annexe accommodation.

This home has plenty of off road parking on its driveway which provides access to a garage. The garage is currently used as utility space with a tool shop at the rear. For those buyers seeking a chain-free home, the owners are not tying in a purchase, making this a must-see property for you.

SITUATION | Crickhowell is a vibrant and historical small market town, set in stunning Bannau Brycheiniog - Brecon Beacons - National Park scenery on the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism and visitors. The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butcher, delicatessen, bakery, hardware store, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, book shop with visiting authors, tourist information centre, library, tennis courts and cricket pitch.

Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants and hotels, including The Bear, open since 1432, a local community hall and a church. The area is well served by favoured schools for all ages and is very popular with young families as well as having an active senior community with many societies, clubs, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London via Newport, with good road links giving access to

the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

ACCOMMODATION

ENTRANCE HALL | Partly glazed entrance door with window to side, inset spotlights, coved ceiling, radiator, oak flooring, linen cupboard housing Worcester gas central heating boiler (installed about 10 years ago), loft access. From the hallway an oak panelled door opens into a substantial open plan lounge / diner comprising:

DUAL ASPECT LOUNGE | Affording splendid views to the front aspect towards Llangattock Hillside through broad double glazed sliding doors which open onto a decked terrace which offers a perfect spot to take in the long distance vista:



Double glazed window to the side aspect, two radiators. Open arch to:

DINING ROOM | Double glazed window to the side aspect, coved ceiling, fireplace with multi-fuel burner, oak flooring, radiator, inbuilt storage cupboards, oak panelled door to the hallway. A partly glazed door opens into:

KITCHEN / BREAKFAST ROOM | Fitted with a range of cabinets in a shaker style finish to include wall and base cupboards, contrasting laminate worktops with inset sink unit, inset four ring electric hob with extractor hood above, eye level double oven with grill, integrated dishwasher and under counter fridge, double glazed window overlooking the garden, roof lights, breakfast bar, radiator. Door to:

LOGGIA | An open covered seating area with paved floor, access to a useful **side porch** with double glazed window and door opening onto the driveway at the side of the property, cloaks hanging space, tiled floor. From the Loggia, a glazed door opens to:

GARAGE (CURRENTLY USED AS A UTILITY / STOREROOM) | Vehicular door to the front and pedestrian door to the rear. Fitted utility cupboards, space for fridge/freezer, space for washing machine and tumble dryer, open archway to a storeroom at the rear. Planning consent would be required to convert the garage to living accommodation.

BEDROOM ACCOMMODATION

BEDROOM ONE | Double glazed window to the front aspect with a view towards Llangattock Hillside, coved ceiling, fitted wardrobes to one wall, radiator.

BEDROOM TWO | Double glazed window to the rear aspect with views over the garden, fitted wardrobes to one wall, radiator.

BEDROOM THREE | Double glazed window to the front aspect with a view towards Llangattock Hillside, coved ceiling, fitted wardrobes to one wall, radiator.

BEDROOM FOUR | Double glazed window to the rear aspect with views over the garden, fitted wardrobes to one wall, radiator.

FIVE PIECE FAMILY BATHROOM | A spacious and contemporary bathroom fitted with a white suite to include a jacuzzi bath, large shower cubicle with thermostatic shower mixer, his n hers wash hand basins, lavatory, towel radiator, roof light, porcelain tiled floor, inset spotlights

OUTSIDE

FRONT | The property is set back from the road and is approached via a set of steps with a lawn to either side leading to the entrance of the property. An enclosed garden terrace provides a superb south facing view of Llangattock Hillside. Driveway to the side with off road parking for several vehicles and providing access to a garage (currently used as a utility/storeroom).

MEDITERRANEAN STYLE REAR GARDEN WITH SWIMMING POOL

This beautifully landscaped and manicured garden is arranged for maximum enjoyment of sunshine and the surrounding views. The perfect garden for *at home* entertaining with family and friends, this superb garden hosts a variety of seating areas and sun terraces, plus a **swimming pool complex** featuring a raised swimming pool (22' x 10' x 4' deep) with a covered seating area to the side.



The swimming pool is served by an **EXTERNAL SHOWER ROOM** | Fitted with a white suite to include a shower cubicle, lavatory, wash hand basin, inset spotlights, electric ladder towel radiator, extractor fan.

OUTDOOR ENTERTAINING | From the pool complex, a gate opens into a large lawned garden which leads to sun terraces providing south facing views of Llangattock Hillside. For those seeking holiday vibes at home, the owner has creatively added summerhouses which they have set up to provide an outdoor bar with pizza oven and BBQ space and a great lounging area. One of the summerhouses has been adapted into ancillary accommodation with a kitchen/living area with wood stove, bedroom and a wc. This insulated summerhouse has been used as overflow space for the owner's extended family and would require planning consent if a buyer wished to use it as permanent annexe accommodation.

GENERAL

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

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

Council Tax | Band F (Powys County Council)

EPC Rating | Band D

Flood Risk | Very low 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 WA866506. There are covenants associated with the property.

Local planning developments | The Agent is aware of any planning developments in the area which may affect this property. See <https://beacons-mpa.gov.uk/planning/>

Broadband | Standard and superfast available. See <https://www.openreach.com/fibre-checker>

Mobile network | O2 indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents
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Reference AB371

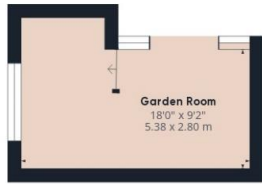








Floorplan



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

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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.