



Estate Agents

Taylor & Co

Abergavenny

Duffryn Road
Llangynidr, Crickhowell NP8 1NT

Asking Price
£550,000



Duffryn Road

Llangynidr, Crickhowell, Powys NP8 1NT

Four bedroom detached family home with an interconnecting one bedroom annexe occupying a private cul-de-sac setting in a popular village in Bannau Brycheiniog National Park
Flexible accommodation with bedroom, bathroom and reception accommodation on both floors
Generously sized kitchen / breakfast room plus utility room | Dining room | Cloakroom | Study / office
Dual aspect living room opening into a triple aspect sun room with vaulted ceiling affording superb first floor mountain views | Three first floor bedrooms with two bath / shower rooms
Annexe with spacious double height triple aspect reception room, double bedroom, kitchen/diner and shower room | Double integral garage | No onward chain
Wrap around garden | Walking distance to village primary school | Monmouthshire & Brecon Canal and River Usk close-by
Sought after tourist area favoured by families and retirees alike | Crickhowell (4 miles), Abergavenny (12 miles) and Brecon (10 miles)

This four bedroomed, three bathroom, family home has an interconnecting one bedroom single storey annexe and is arranged with a flexible configuration which will suit a wide variety of buyers seeking both reception, bedroom and bathroom accommodation on each floor. The perfect long term future-proof family residence, its interchangeable layout affords maximum enjoyment of the surrounding views across the Vale of Usk taking in Pen Cerrig Calch, Table Mountain and Mynydd Llangynidr all of which can be enjoyed from the wraparound gardens of its corner position in a small, private cul-de-sac in the favoured village setting of Llangynidr in the Bannau Brycheiniog National Park.

Affording just under 3,000 ft² (277 m²) of space, this double fronted home is entered through a reception hallway with central staircase. Doors lead from the hall into a large kitchen/breakfast room with integrated appliances giving access to a utility room and study office. To the front of the house is a dining room which connects to the utility room and a cloakroom via a rear hallway. The hallway interconnects with an annexe which whilst being integral with the main house, could equally be self-contained for those buyers seeking multi-generational living or possible holiday let accommodation. The annexe has a double bedroom, a modern shower suite, a superb double height ceiling triple aspect reception room, and a kitchen/diner.

On the first floor, there is a good division of reception and living accommodation. A large dual aspect living room opens into an impressive triple aspect sun room with distant views over the surrounding hillside. The principal bedroom has an en-suite shower room with the other two bedrooms being served by a family bathroom suite.

To the outside, the gardens wrap around three sides of the house. There is plenty of off road parking in addition to a double integral garage. This property is offered to the market with the benefit of no onward chain.

SITUATION | Nestled in the village of Llangynidr, a quiet favoured semi-rural location situated in the attractive surroundings of the Usk Valley and the Brecon Beacons National Park yet with access to a good range of services and local amenities. Facilities include a village shop, post office and café, the Walnut Tree Stores and Café, children's playground, tennis courts and a football pitch, a village hall, parish church, and The Coach & Horses and Red Lion public houses. The area is served by Llangynidr Primary School and is currently in the catchment of Crickhowell High School with other schools located in the nearby towns of Abergavenny and Brecon. Private education can be found in Brecon and Monmouth.

The area is renowned for its walks, especially along the Monmouthshire & Brecon Canal which runs alongside the village and for the more adventurous, the many mountains of the Bannau Brycheiniog are all close by, including the famous Pen y Fan, the highest peak in Southern Britain, giving spectacular views across the region.

For more comprehensive shopping and leisure facilities, the historic town of Crickhowell is approximately 4 miles away, whilst the larger market towns of Abergavenny (12 miles) and Brecon (10 miles) are also within easy reach. Crickhowell with its high street of independent shops is highly regarded amongst the walking community, attracting both outdoor sports enthusiasts and tourists alike.

Abergavenny offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants.

Culturally important, the wider area is host to local events of national and international significance include the Abergavenny Food Festival, the Green Man music festival and the Hay Festival of Literature. Crickhowell also has an

annual Walking Festival and Literature Festival. A highpoint of the annual calendar in the village must be its annual agricultural show in the summer with many craft stalls and outdoor displays taking part attracting hundreds of visitors. Other regular events including a monthly Farmers' Market which takes place throughout the year. Local information is available at the CRIC centre in Crickhowell, or interested parties can refer to www.visitcrickhowell.co.uk.

ACCOMMODATION

ENTRANCE LOBBY | Double glazed entrance door with double glazed window to the side. A partly glazed door opens into:

ENTRANCE HALLWAY | Coved ceiling, staircase to the first floor, understairs storage cupboard, radiator.

DINING ROOM / GROUND FLOOR BEDROOM | Two double glazed windows to the front aspect, coved ceiling, radiator, door to rear hall.

KITCHEN/BREAKFAST ROOM | The kitchen is fitted with a comprehensive range of cabinets including glazed display cabinets and display shelving, contrasting laminate worktops with inset sink unit, inset four ring hob with extractor hood above, inbuilt eye level Neff double oven with grill, integrated dishwasher and fridge/freezer, two double glazed windows to the rear aspect overlooking the garden, ceiling beams, wood style laminate flooring. Door to:

UTILITY ROOM | Worktop with inset sink unit, space for washing machine, double glazed window to the rear aspect, radiator. Door to:

CLOAKROOM | Lavatory, wash hand basin.

From the Utility Room a door opens into:

STUDY | Double glazed window to the rear aspect, partly glazed door to the garden, radiator, cupboard housing oil central heating boiler (installed 2016). Door to integral garage.

From the entrance hallway, a door opens into:

ANNEXE

LOBBY | Door to:

KITCHEN / DINER | The kitchen is fitted with undercounter cabinets, worktop with inset sink unit, electric cooker point, space for fridge, double glazed window to the rear aspect, extractor fan.

DINING AREA | Coved ceiling, radiator. Open archway to:

TRIPLE ASPECT SITTING ROOM WITH DOUBLE HEIGHT CEILING

| A set of steps leads into this impressive triple aspect reception room with double glazed French doors with windows to the side opening onto a patio, inset spotlights, radiator, twin double glazed windows to the side aspect, twin high level courtesy windows to the rear, understairs storage cupboard.

DOUBLE BEDROOM | Double glazed window to the front aspect, radiator.

SHOWER ROOM | Large shower cubicle with thermostatic shower mixer, vanity wash hand basin, lavatory, radiator, double glazed window to the front aspect, radiator, extractor fan.

FIRST FLOOR

LANDING | Doors to bedroom accommodation and reception rooms, radiator, airing cupboard.

RECEPTION ROOMS

DUAL ASPECT LIVING ROOM | Double glazed windows to the front and rear with superb views over the surrounding hillside and garden towards Pen Cerrig Calch and Table Mountain. Two radiators. A set of glazed French doors opens into:

TRIPLE ASPECT SUN ROOM | A fabulous addition to this family home with vaulted ceiling with ceiling beams, double

glazed windows to three sides with views over the garden towards Mynydd Llangynidr, Pen Cerrig Calch, Table Mountain. Wall light points, radiator.

BEDROOM ACCOMODATION

BEDROOM ONE | Double glazed window to the front aspect with views towards Pen Cerrig Calch and Table Mountain coved ceiling, radiator. Door to:

EN-SUITE SHOWER ROOM | Shower cubicle with thermostatic shower mixer, his 'n' hers vanity sink units with cosmetic counter over, lavatory, shaver point, double glazed window, radiator.

BEDROOM TWO | Double glazed window to the front aspect with hillside views, radiator, loft access.

BEDROOM THREE | Double glazed window to the front aspect with hillside views, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with electric shower over, wash hand basin set in fitted bathroom furniture with cosmetic counter over, lavatory, double glazed window, radiator, towel radiator.

OUTSIDE

FRONT | The property is set back from the private drive which serves the other properties in this small cul-de-sac and is approached via a broad stone chipped driveway which provides off road parking for several vehicles and leads to the garage. A pathway leads to a side garden which also provides access to the annexe.

DOUBLE INTEGRAL GARAGE | Up and over door, power, lighting.

SIDE GARDEN | A paved patio adjoins the living room annexe with lawned garden surrounded by flowerbed borders which are well stocked with a variety of herbaceous shrubbery. The garden wraps around the house and opens into:

REAR GARDEN | This pretty garden has a shaped central lawn and planted flower beds with a mixture of hedging and conifers to the boundary. A stone chipped pathway running the width of the rear of the house provides an excellent seating spot from which to enjoy the view towards Pen Cerrig Calch in Crickhowell. Oil tank, outside water tap, external lighting.

GENERAL

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

Services | Oil central heating, mains water, drainage and electricity are connected to the property.

Council Tax | Band G (Powys County Council)

EPC Rating | Band D

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 WA900919. There is a restrictive covenant associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The house has been extended since its original build Ref 13/09526/FUL. See <https://www.beacons-mpa.gov.uk/planning/applications/applications-online/>

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

Mobile network | Limited 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 AB308







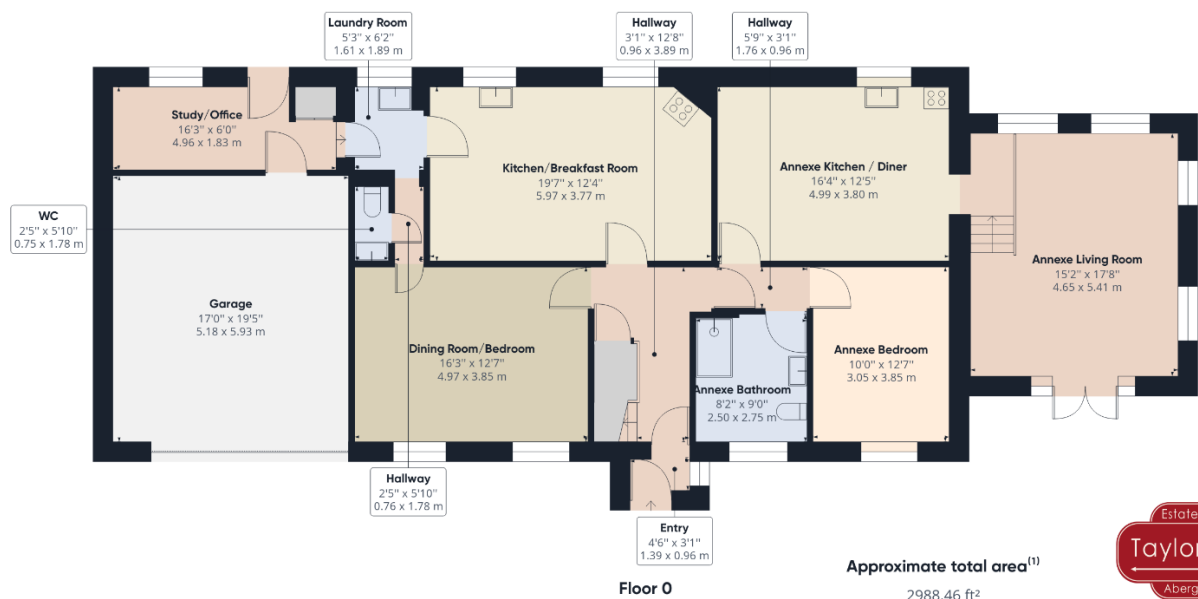


ANNEXE

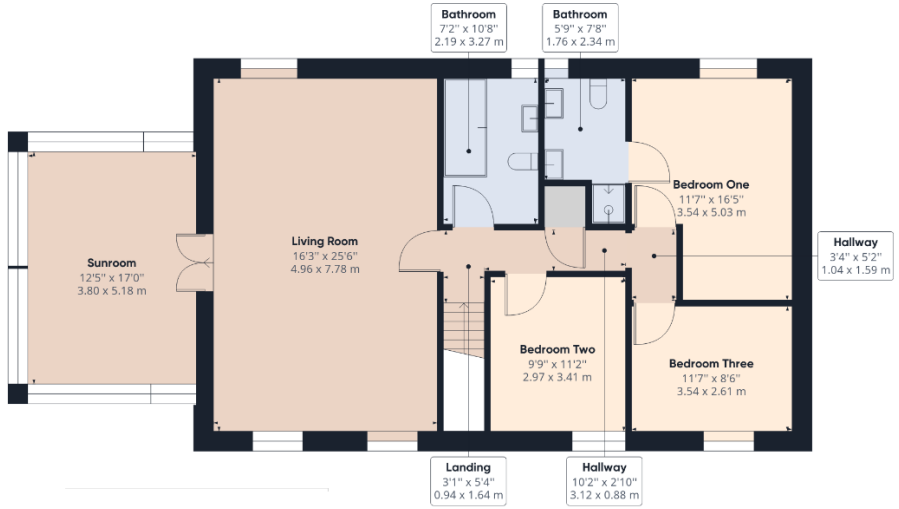




Floorplan



Approximate total area⁽¹⁾
2988.46 ft²
277.64 m²



(1) Excluding balconies and terraces

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.