



Estate Agents

Taylor & Co

Abergavenny

Forge Road

Llangynidr, Crickhowell NP8 1LU

Asking Price  
£675,000

# Forge Road

Llangynidr, Crickhowell, Powys NP8 1LU

A renovated, generously sized & stylishly presented five bedroomed family home with a self-contained one bedroomed annexe

Private lane setting in a favoured village located in the Bannau Brycheiniog National Park

Walking distance to the River Usk and the Monmouthshire & Brecon Canal | A stroll from popular local pubs | Village primary school

Two reception rooms | Large kitchen / family / breakfast room plus separate utility room & cloakroom

Ground floor guest bedroom | Four first floor bedrooms with an en-suite to the principal bedroom and a large 4-piece family bathroom

Attached garage & extensive parking | Tiered balcony and seating area | NO ONWARD CHAIN

This generously proportioned and stylishly presented five bedroomed detached family home has a self-contained one bedroomed annexe and occupies a private lane setting with just a few other properties in the popular village of Llangynidr, favoured for its National Park scenery, village amenities, pubs and local primary school with country and river walks aplenty just a stroll away. Arranged over three floors with the annexe positioned on the lower ground floor, this family home has been renovated and updated by the current owners who have incorporated a flexible configuration which would suit a range of buyers including those who work from home or are seeking a property which will provide an income from the annexe, or simply those with a larger family who require extra space for multi-generational living.

Entered via a spacious reception hallway, this family home has a central staircase leading up to an impressive galleried landing which lets the light spill down into this welcoming reception space. From the hallway, a large, dual aspect living room has tri-fold doors which open onto an elevated three-tier glazed balcony and afford views over the garden below. Also from the hallway, the dining room is adjacent to a great size dual aspect kitchen / breakfast / family room with space for either a table and chairs or a comfortable seating area making this a fantastic space for at home entertaining or just chatting with family whilst prepping the next meal. From the kitchen, a door opens into a utility room with an external iron spiral staircase leading down to the garden and the annexe. On the ground floor, there is a double bedroom which provides excellent guest accommodation or grandparents' room, but equally could be utilised as a study instead.

On the first floor, there are four bedrooms with the principal bedroom having en-suite facilities and the other three bedrooms being served by a large four piece family bathroom, in addition to a cloakroom on the ground floor. The self-contained annexe on the lower ground floor has one bedroom, a kitchen/diner, living room, plus a shower room. There is space within the garden to create an individual garden area

for the annexe, making this highly suitable for letting purposes if required.

The gardens surround this family home to three sides and are predominantly lawned with a pathway linking front to rear. There is extensive parking, which is useful if guests are staying, in addition to a garage. This property is offered to the market with the benefit of no onward chain.

**SITUATION** | This family home is situated in a private lane in the village of Llangynidr, a quiet favoured semi-rural location situated in the attractive surroundings of the Usk Valley and the Bannau Brycheiniog - 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](http://www.visitcrickhowell.co.uk).

## ACCOMMODATION

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

**SPACIOUS RECEPTION HALLWAY** | Coved ceiling, large cloaks storage cupboard, radiator, wood style flooring, staircase to the first floor.

**GROUND FLOOR CLOAKROOM** | Lavatory, wash hand basin, frosted double glazed window, radiator, tiled floor.

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

**DUAL ASPECT LIVING ROOM** | Enjoying a dual aspect with double glazed windows to the front aspect and double glazed tri-fold doors opening onto a raised balcony and sun terrace affording an outlook over the rear garden, coved ceiling, decorative fireplace with electric fire point within, two radiators.

**DINING ROOM** | Double glazed window to the rear aspect with a view over the garden, coved ceiling, radiator, panelled door.

#### **OPEN PLAN DUAL ASPECT KITCHEN / BREAKFAST / FAMILY ROOM**

This generously sized open plan room incorporates a kitchen area with breakfast seating, plus a family room with ample space for a sofa or a table. The kitchen is fitted with a range of modern wall and base cabinets in a cream hi-gloss finish with complementary brushed chrome door furniture and two base level corner carousel units, contrasting laminate worktops with breakfast bar unit fitted with deep pan drawers, inset sink unit, space for a range style cooker with Neff extractor hood above, space for dishwasher, integrated under counter fridge, family seating area with space for a wall mounted television, wood style flooring, double glazed windows to the front and rear aspects with a view over the gardens, two radiators. Panelled door to hallway and separate door to:

**UTILITY ROOM** | Fitted with matching kitchen cabinets with laminate worktops over, space for washing machine, space for full height fridge/freezer, double glazed window to the side aspect, double glazed window opening onto an external staircase leading to the rear garden below, coved ceiling, radiator, wood style flooring. A panelled door opens into:

**DUAL ASPECT GUEST BEDROOM** | Double glazed windows to the front and side aspects, radiator, wood style flooring. Formerly the garage, this ground floor bedroom with utility room adjacent would make an excellent guest/teenage bedroom or for older relatives requiring home care, it offers the potential to add en-suite facilities if required (subject to consent). This room could equally serve as a study or home gym to suit.

#### **FIRST FLOOR**

**GALLERIED LANDING** | An impressive landing with a double glazed window to the front aspect, linen cupboard with fitted shelving, radiator.

**PRINCIPAL BEDROOM** | Double glazed window to the rear aspect offering hillside views, coved ceiling, radiator. A panelled door opens into:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite to include a walk in shower with a thermostatic shower mixer on a rigid riser plus a supplementary hand held shower attachment, lavatory, wash hand basin, inset ceiling spotlights, ladder towel radiator, tiled walls and floor.

**BEDROOM TWO** | Double glazed window to the rear aspect affording hillside views, coved ceiling, radiator, panelled door.

**BEDROOM THREE** | Double glazed window to the front aspect, coved ceiling, radiator, panelled door.

**BEDROOM FOUR** | Double glazed window to the rear aspect with hillside views, coved ceiling, radiator, panelled door.

**FOUR PIECE FAMILY BATHROOM** | Fitted with a white four piece suite to include a panelled bath with overhead shower, shower cubicle with electric shower within, lavatory, wash hand basin, tiled walls and floor, radiator, frosted double glazed window, panelled door.

#### **LOWER GROUND FLOOR**

##### **ONE BEDROOMED SELF CONTAINED ANNEXE**

Accessed from the rear garden. An entrance door opens into:

**KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a shaker style wall and base units and laminate worktops with tiled splashbacks, inset circular sink, space for fridge, wall mounted consumer unit, wood style flooring, radiator, double glazed window to the rear garden.

**BEDROOM** | Double glazed window to the side aspect, step down to door giving access to the side garden, radiator. Door to **boiler/storage cupboard** housing a Grant oil fired central heating boiler.

**LIVING ROOM** | Double glazed window overlooking the garden, coved ceiling, radiator, wood style flooring.

**SHOWER ROOM** | Fitted with a white suite to include a shower cubicle with electric shower within, wash hand basin, lavatory, extractor fan, radiator, partly tiled walls.

#### **OUTSIDE**

**FRONT GARDEN** | The property is set back from the lane and is approached via a tarmacadam driveway which leads to the entrance of the house. The driveway provides off street parking for several vehicles and leads to:

**GARAGE** | Electric roller door, lighting, power, concrete floor, pitched roof for the creation of extra storage if required, double glazed window, pedestrian door to the side.

The front garden is enclosed to the front with low fencing, large, shaped flowerbed with slate chippings, external lighting. A set of steps leads to the side and rear of the house. Oil cylinder.

**SIDE GARDEN** | Space for a patio and garden shed, lawned area, water tap.

**REAR GARDEN** | This unusual multi-level garden host an attractive raised balcony with three tiers for maximum enjoyment of the surrounding outlook. Each tier comprises

composite decking enclosed by stainless steel balustrades and inset glazed panels. The balcony overlooks the garden below which is lawned with mature shrubbery to the boundaries. An iron spiral staircase leads from the garden up to the utility room on the entrance level of the house with a side lawned garden providing access via steps to the driveway at the front of the property.



#### **GENERAL**

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

**Services** | Mains electric, water and drainage and oil central heating.

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

**EPC Rating** | Band D

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number CYM824313. There are no restrictive no covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of planning developments in the area which may affect this property. Refer to the local planning authority: <https://www.beacons-npa.gov.uk/planning>

**Broadband** | Standard, Superfast and ultrafast available according to Ofcom.

**Mobile network** | Limited indoor coverage on all networks according to Ofcom.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

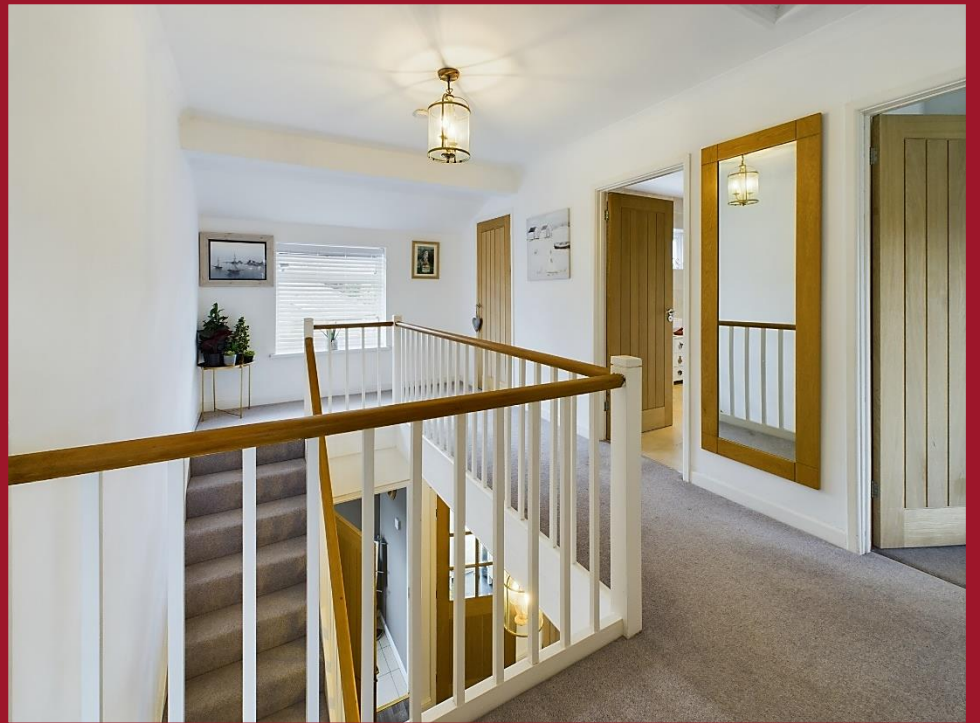
**E** [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

**Reference** AB392







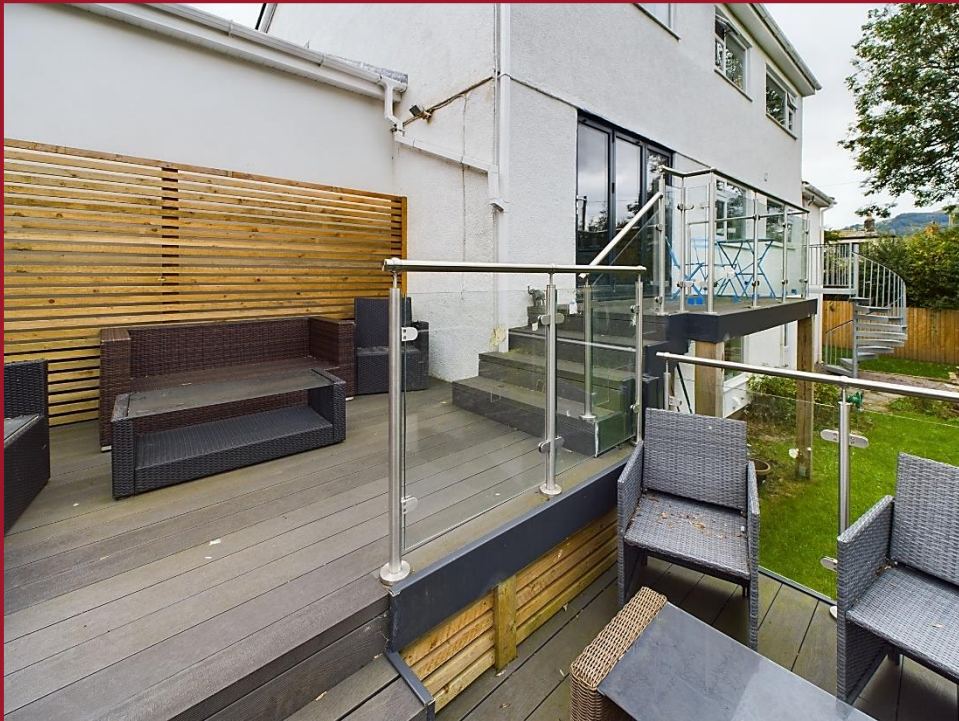




Lower ground floor self-contained annexe

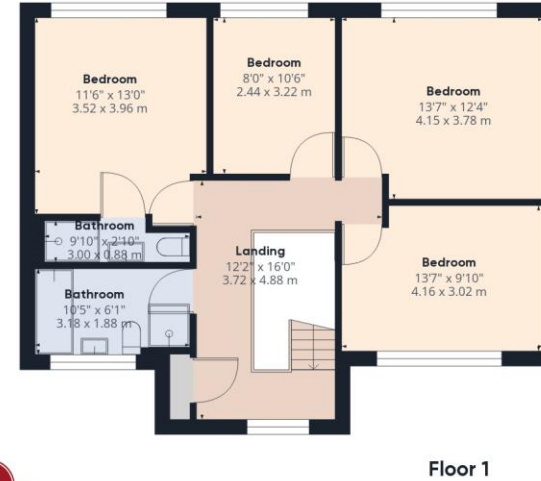






# Floorplan

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

2444.27 ft<sup>2</sup>  
 227.08 m<sup>2</sup>

**Reduced headroom**

1.08 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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.