



Estate Agents

Taylor & Co

Abergavenny

Darren View  
Crickhowell NP8 1DS

Asking Price  
£399,950



# Darren View

## Crickhowell, Powys. NP8 1DS

An attractive and beautifully presented, extended, link detached house situated within walking distance of the high Street

A popular cul de sac setting also within walking distance of local Primary and High Schools

Entrance Porch and Hallway | Sitting Room with adjoining Dining Room and Garden Room | Fitted Kitchen | Utility Area | Shower Room

Three Bedrooms two with fitted furniture | Family Bathroom | Double glazing and gas central heating

Driveway and attached single Garage | Side access and enclosed rear garden with patio | NO CHAIN

**Situated in a popular cul de sac setting within easy reach of the High Street and local schools, this extended three bedroom link detached property is beautifully presented throughout and provides versatile accommodation that includes an entrance porch and hallway, sitting room with adjoining dining room and a comfortable garden room with double doors opening to the rear. There is a fitted kitchen with adjoining utility area and a very useful ground floor shower room. To the first floor are three bedrooms and a family bathroom. Heating is provided to radiators throughout the property from a modern combination type boiler and is complimented by double glazed windows and doors.**

**There is block paved driveway and side access plus an attached single garage with access available from inside the house.**

**SITUATION |** A winner of the first Great British High Street Awards, Crickhowell is a small yet thriving town set amongst the stunning scenery of the Bannau Brycheiniog National Park alongside the banks of the River Usk and 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 plus a Coop foodstore.

In addition, there are several 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 HALL |** Entered from the front via a double glazed door with letterbox, double glazed windows on both sides, tiled floor, ceiling light, double glazed internal door to hallway.

**HALLWAY |** With herringbone woodblock flooring throughout, staircase to the first floor, telephone point, radiator, ceiling mounted mains operated smoke alarm.

**SITTING ROOM |** Twin double glazed tilt n turn windows to the front with fitted vertical blind, radiator, television aerial point and a carved timber fire surround with tiled hearth and coal/flame effect electric fire creating an attractive focal point to the room, open plan to :-

**DINING ROOM |** Radiator, serving hatch to the kitchen, double glazed sliding patio door to the Garden Room.

**GARDEN ROOM |** Low brick walls, double glazed windows with opening top lights and matching double glazed doors opening to the garden, mosaic tiled floor, radiator.

**KITCHEN |** With a continuation of the herringbone wood block flooring from the hallway and being attractively fitted with a matching range of floor and wall units incorporating drawers and cupboards

which include a tall larder cupboard and glass fronted wall display cabinets, contrasting worktops with an inset stainless steel one and a half bowl single drainer sink unit and mixer tap, built in electric oven/grill and four ring gas hob with cooker hood over, walk in understairs cupboard, portable digital central heating thermostat and timer control.

**UTILITY AREA** | With tiled floor throughout and personal door giving access to the garage, space and plumbing for washing machine, ceiling mounted mains operated smoke alarm, double glazed entrance door opening to the rear garden.

**SHOWER ROOM** | Being fitted with a white suite and having chrome fittings comprising a step-in corner shower cubicle with electric shower unit, pedestal wash hand basin, low flush toilet, radiator, fully tiled walls and floor, frosted double glazed tilt n turn window to the rear, ceiling mounted extractor fan.

## **FIRST FLOOR**

**LANDING** | Incorporating the staircase from the ground floor with a carved timber balustrade, frosted double glazed window to the side, loft access hatch, ceiling mounted mains operated smoke alarm, radiator, built in airing cupboard with shelving and radiator.

**BEDROOM ONE** | Twin double glazed tilt n turn windows enjoying a front aspect, television aerial point, radiator, built in furniture comprising two single wardrobes; two x 2 drawer bedside cabinets with overhead storage cupboards; dressing table with two x 3 drawer unit and two cupboards, separate large wardrobe with full height sliding mirror doors.

**BEDROOM TWO** | Twin double glazed tilt n turn windows to the rear, radiator, television aerial point, built in wardrobe with cloths hanging rail.

**BEDROOM THREE** | Double glazed tilt n turn window to the front, radiator, television wall bracket and aerial

point, built in furniture comprising a single wardrobe and three drawer chest.

**BATHROOM** | Attractively fitted with a modern suite in white with chrome fittings and comprising a panelled bath with wall mounted mixer tap and flexi hose shower head attachment, vanity wash hand basin unit with mixer tap, complimentary tiling to the walls, electric shaver point, radiator, fixed pane frosted double glazed window with integrated extractor fan.

**SEPARATE TOILET** | White, low flush toilet with push button dual flush cistern, frosted double glazed tilt n turn window to the side.

## **OUTSIDE**

**FRONT** | To the front is an open plan brick paved driveway and pathway leading up to the garage and front entrance. The driveway is flanked by two small areas of lawn with mature bushes and shrubs. A side gate gives access to the rear.

**GARAGE** | An integral single garage with up and over door from the driveway, electric points, light and water plus a wall mounted 'Worcester' gas fired combination type boiler providing heating and hot water, personal door opening to the Utility Area.

**REAR** | From the rear the garden opens onto a crazy paved patio area with level lawn beyond and mixture of level and raised beds. A stepping stone pathway leads to far end of the garden with a second sitting area and various tree and bush specimens.

## **GENERAL**

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

**Services** | Mains gas, electric, water and drainage are connected.

**Council Tax** | Band D (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 WA21663. There are restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Standard and superfast available. According to Ofcom.

**Mobile network** | Limited indoor coverage. According to Ofcom.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB405







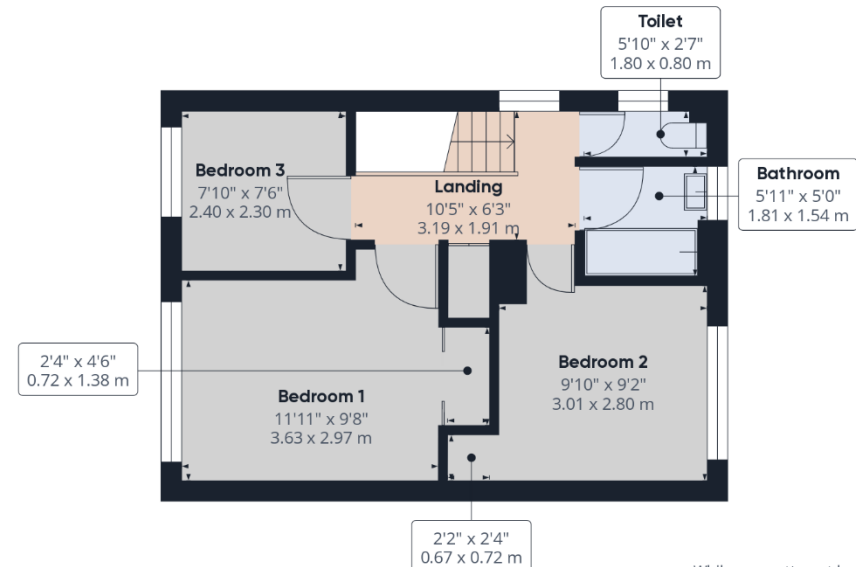
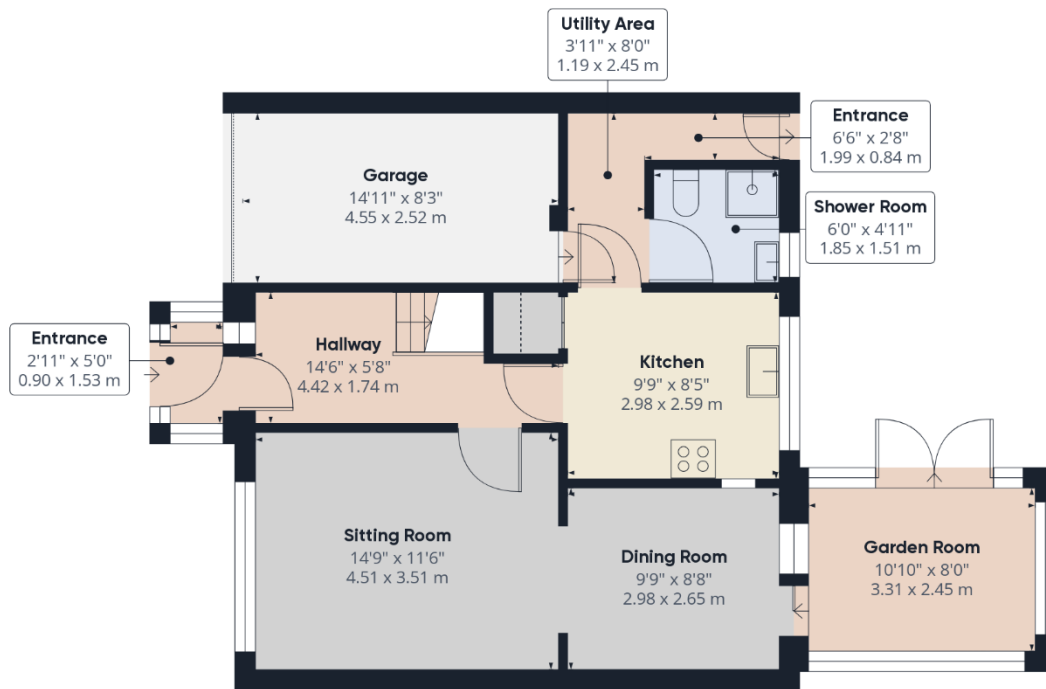


# Floorplan

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

1140.55 ft<sup>2</sup>

105.96 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.

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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.