



Erw Bant

Llangynidr, Crickhowell, Powys, NP8 1LX

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£500,000

# Erw Bant

## Llangynidr, Crickhowell, Powys, NP8 1LX

Four bedroomed detached family home occupying a generous plot with views towards Tor Y Foel | Wrap around gardens with a westerly aspect  
Dual aspect living room | Dining Room | Contemporary kitchen / breakfast room  
Principal bedroom with en-suite shower room | Family bathroom & ground floor cloakroom | Driveway and double garage  
Cul-de-sac 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

**In a popular village setting in the Bannau Brycheiniog – Brecon Beacons – National Park, is this four bedroomed detached family home, occupying a generous plot with manicured wrap around gardens offering westerly views across its garden towards Tor y Foel and the Black Mountains. A favoured spot, sought after due to its proximity to the village school, countryside walks and local pubs, this family home has two reception rooms and a contemporary kitchen/breakfast room. The principal bedroom has an en-suite shower room whilst the remaining three bedrooms are served by a family bathroom suite, in addition to a ground floor cloakroom. Outside there is lots of room for parking in front of the detached double garage and access to both sides of the house into a large lawned garden at the rear. The property is of a good size to suit modern family life, but for those who might be looking for something larger, given the plot size, there is scope to extend the property, subject to the required planning consent.**

**SITUATION** | This family home is situated in a cul-de-sac setting 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 for further information, interested parties can refer to the following website [www.visitcrickhowell.co.uk](http://www.visitcrickhowell.co.uk).

### ACCOMMODATION

**ENTRANCE HALL** | Double glazed entrance door with inset stained glass leaded light and picture window to the side, staircase to the first floor, understairs storage cupboard, radiator, wood style laminate flooring.

**DUAL ASPECT LIVING ROOM** | Double glazed bay window to the front aspect with hillside views, double glazed sliding patio door to the rear opening onto a garden sun terrace, fireplace housing a wood burning stove on a tiled hearth, two radiators.

**DINING ROOM** | Double glazed bay window to the front aspect with hillside views, radiator.

**KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a range of modern shaker style cabinets to include a glazed display unit, pull out spice rack, corner carousel units and deep pan drawers, oak worktops with tiled splashbacks, inset sink unit, inset electric hob with extractor hood above and Neff

double oven with grill beneath, space for full height fridge freezer, oak breakfast bar fitted to one wall, inset spotlights, double glazed window to the rear aspect with views across the garden towards Tor Y Foel, stable style door opening into the garden, radiator, tiled floor, wall mounted electricity consumer unit.

**CLOAKS / UTILITY ROOM** | Lavatory, wash hand basin, space for washing machine, tumble dryer and fridge, frosted double glazed window, cloaks hanging space, fitted storage cabinet to one wall.

### **FIRST FLOOR**

**LANDING** | Loft access, airing cupboard housing unvented hot water cylinder with immersion heater.

**BEDROOM ONE** | Double glazed window to the front aspect with hillside views towards the Black Mountains, inbuilt wardrobes to the one wall, radiator, door to:

**EN-SUITE SHOWER ROOM** | Fitted with a white suite to include a shower cubicle with single lever shower mixer, lavatory, vanity wash hand basin, frosted double glazed window, ladder towel radiator.

**BEDROOM TWO** | Double glazed window to the front aspect with hillside views towards the Black Mountains, radiator.

**BEDROOM THREE** | Double glazed window to the rear aspect with hillside views over the garden towards Tor Y Foel, radiator.

**BEDROOM FOUR** | Double glazed window to the rear aspect with hillside views over the garden towards Tor Y Foel, radiator.

**FAMILY BATHROOM** | Fitted with an avocado coloured suite to include a panelled bath with single lever shower mixer over, wash hand basin, lavatory, frosted double glazed window to the rear.

### **OUTSIDE**

**FRONT** | The property is set back from the roadside and occupies a broad plot with a large tarmac driveway to the side of a lawned garden providing off road parking for about four vehicles and leading to:

**DOUBLE GARAGE 17' 6 x 17' 7 (5.36m x 5.38m)** | Two up 'n' over doors, pedestrian door to the side, two windows to the rear, power and lighting.

**REAR GARDEN** | This is a generously sized garden with a westerly aspect from which hillside views towards Tor Y Foel can be enjoyed. A paved sun terrace adjoins the back of the house spanning the width of the property and providing the perfect vantage point to survey the surrounding hillside and watch the setting sun in the distance. This wall enclosed terrace has access either end to both sides of the property opening onto the driveway and garage to the one side and the other side onto a walkway with flowerbed borders, space for a garden shed and gated access to the front. A wrought iron gate and a couple of steps lead onto a brick paviour patio which opens onto a large lawned garden wrapping around the rear of the house and hosting a pond and an enclosed flower garden. This delightful garden is a particular feature of this family home and provides a good deal of outside space for entertaining friends and family.



### **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 are connected. Oil fired central heating. N.B the heating system was completely replaced in June 2024.

**Council Tax** | Band F (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 WA297789. 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. Refer to Brecon Beacons National Park planning authority for further information.

**Broadband** | Fibre to the cabinet is available in this area. Refer to Openreach for further information.

**Mobile network** | Limited indoor coverage, likely coverage outdoor. Refer to Ofcom for further information.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB418









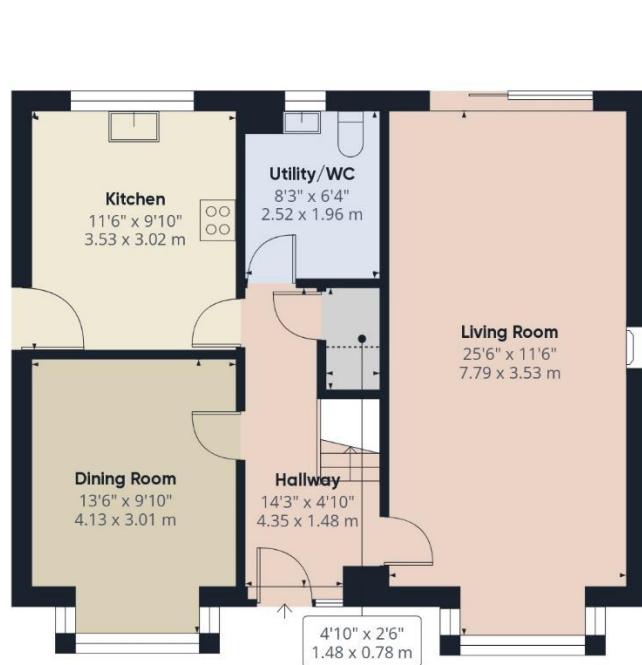


# Floorplan

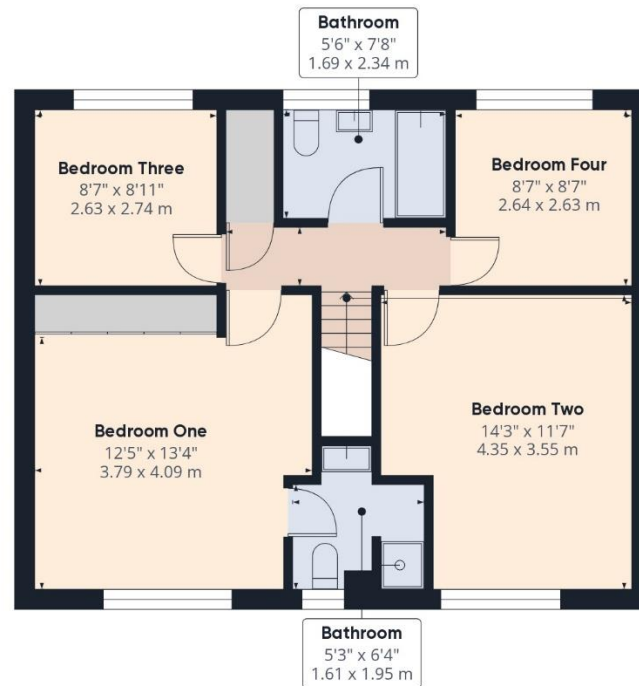
Estate Agents

Taylor & Co

Abergavenny



Floor 0 Building 1



Floor 1 Building 1

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

1286.07 ft<sup>2</sup>

119.48 m<sup>2</sup>

## Reduced headroom

4.7 ft<sup>2</sup>

0.44 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.