

Darren View

Crickhowell, Powys NP8 1DS

Estate Agents

Taylor & Co

Abergavenny

Asking Price

£499,950

# Darren View

## Crickhowell, Powys NP8 1DS

Three double bedroomed chalet style family home in a cul-de-sac position enjoying superb hillside views towards Llangattock Hill & Table Mountain

Two dual aspect reception rooms | Dual aspect kitchen / breakfast room with adjoining sunroom

Ground floor bedroom plus shower room | Two first floor bedrooms and a family bathroom

Glorious gardens surrounding the property brimming with an abundance of flora, specimen foliage and individual trees

Two patios | Attached garage and driveway parking | No connected chain

**This three double bedroomed chalet style family home enjoys superb views over the surrounding hillside of Llangattock and Table Mountain. Sitting in glorious gardens which surround this home which is just steps away from footpaths onto the wooded trail to the mountain behind, this two storey property is the perfect future proof home with bedroom and contemporary bath/shower rooms on both floors, offering the ultimate flexibility which will appeal to a broad cross section of buyers.**

**Generously proportioned and flooded with natural light filtering through the two dual aspect reception rooms and the spacious kitchen / breakfast room which also has windows to two aspects, this family home occupies a great spot in a highly sought after pretty market town which is served well by schools for all ages and a high street which has won an award for its independent blend of boutiques, cafes, and artisan shops. Offered to the market with no connected chain, a driveway and attached garage, this home is a definite must-see.**

**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 HALLWAY** | This large hallway is entered via a double glazed entrance door with window to side with doors opening into the two reception rooms. Predominately L shaped, the hall has a cloaks cupboard and a return staircase to the first floor.

**DUAL ASPECT LIVING ROOM** | Double glazed windows to the front and side aspects afford views towards Llangattock Hillside, raised fireplace hosting

a wood stove, wall light points, radiator. This reception room opens to:

**DUAL ASPECT DINING ROOM** | Patio doors to the front aspect open onto a decked sun terrace providing an outlook towards Llangattock Hillside. Further double glazed window to the side, radiator, two deep inbuilt cupboards, door to hallway.

**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | This spacious kitchen is fitted with a range of cream colour washed Shaker style cabinets with complementary wooden door furniture, contrasting laminate worktops with tiled splashbacks, inset double bowl sink unit, inset 4 ring Neff hob with extractor hood above, eye level integrated Bosch double oven, space for under counter fridge and freezer, space for dishwasher, double glazed window to the side and rear aspects, ceiling spotlights, radiator, extractor fan, door to:

**LEAN-TO SUNROOM** | Sloping polycarbonate roof, double glazed windows to three sides, door into the garden, wall light point, power.

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

**DUAL ASPECT DOUBLE BEDROOM** | Double glazed windows to the rear and side aspects, fitted wardrobes to one wall, radiator.

**SHOWER ROOM** | Fitted with a contemporary white suite to include a walk in shower unit with thermostatic shower mixer, wash hand basin, lavatory, frosted double glazed window, ladder towel radiator, extractor fan, shaver point, radiator, fitted cabinet providing space within for a washing machine.

## **FIRST FLOOR**

**GALLERIED LANDING** | This galleried landing has double glazed Velux windows, boiler cupboard housing a Vaillant gas central heating boiler and an Ideal water cylinder (installed 2024), airing cupboard with fitted shelving.

**BEDROOM ONE** | Double glazed window to the rear aspect overlooking the garden enjoying a view towards Table Mountain, inbuilt wardrobes, radiator.

**BEDROOM TWO** | | Double glazed window to the front aspect providing a super view towards Llangattock Hillside, eaves storage cupboards to two sides, radiator.

**BATHROOM** | Fitted with a modern white suite to include a panelled bath with overhead shower, lavatory, wash hand basin, shaver point, ladder towel radiator plus supplementary radiator, fitted storage cabinets with cosmetic counter over, extractor fan, double glazed Velux window.

## **OUTSIDE**

**FRONT** | The property is set back from the road and is approached via a driveway which provides off road parking for 2 - 3 vehicles. The drive leads to:

**ATTACHED GARAGE 16' x 12'** | Electric roller door, three windows, power and lighting.

The front garden has been landscaped and features shaped borders brimming with an attractive mix of herbaceous shrubbery with a magnolia and a flowering cherry tree providing structure, interspersed with specimen acers sitting alongside heathers, lavenders and roses. There is a stepped access to the rear garden plus a sloping path leading to the entrance door.

**REAR GARDEN** | The delightful gardens which surround this family home enjoys rooftop distant views towards Llangattock Hillside to the front, and to the rear, over the Darren and Table Mountain. A patio adjoins the back of the house with an attractive retaining stone wall surround heaped with an array of plants including rhododendrons, azalea and camelia. Steps lead up into the garden via a shingled pathway onto a large lawned area hosting an acer with shaped borders. A further patio in the middle of the garden affords hillside views and provides a southerly view over the rear of the property. An archway opens into a secret garden at the back of the garden with beech hedgerow borders providing a natural backdrop to this wonderful outside space.



## **GENERAL INFORMATION**

### **IMPORTANT:**

**Buyer Note** | This is an Executor sale and the Grant of Probate has been issued. The property has been occupied by the same family for approximately 25 years and whilst preparing the property for sale, it was established that part of the garden at the rear of the property was not registered. An application will be made to HMLR to rectify this with evidence being submitted that it has been used by the family in its entirety for the period of their ownership.

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

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

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

**EPC Rating** | Band C

**Flood Risk** | Low risk from surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Numbers WA21889 and WA298892. There are restrictive covenants associated with the property.

**Local planning developments** | The property has been altered since its original build. Planning consent was granted in 1996 by the Brecon Beacons National Park under planning reference P15009 giving consent to alteration to the roof which created two bedrooms and a bathroom to the first floor. The Agent is not aware of any planning developments in the area which may adversely affect this property. The neighbouring property (58) is in the process of being altered to create a first floor and a detached garage. For further information, buyers are referred to: See Brecon Beacons National Park planning authority.

**Broadband** | According to Openreach, fibre is connected to the cabinet in this area. There is also a copper wire connection.

**Mobile network** | According to Ofcom, there is limited indoor coverage.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB448







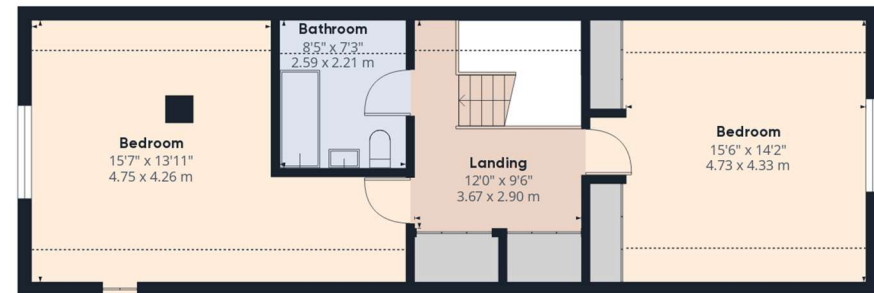


# Floorplan

Estate Agents

# Taylor & Co

Abergavenny



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

2001.44 ft<sup>2</sup>

185.94 m<sup>2</sup>

## Reduced headroom

134.76 ft<sup>2</sup>

12.52 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.