



Estate Agents

Taylor & Co

Abergavenny

Oakfield Drive

Crickhowell, Powys NP8 1DR

Asking Price
£525,000

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Stylish four bedroomed detached family home with an immaculate presentation | Splendid views over the Vale of Usk towards Llangattock Hillside
South facing garden with two sun terraces and westerly views over the Black Mountains
Walking distance to both primary and high schools, as well as the high street, cafes and local hostelryes
Three reception rooms | Kitchen / breakfast room | Utility room
Three double bedrooms and one large single bedroom | Four piece family bathroom suite | Cloakroom | Off road parking

This exceptional four bedroomed detached family residence enjoys a stylish and wonderfully elegant contemporary interior which is beautifully complemented by the superb vista afforded from its sun drenched garden terraces over Llangattock hillside towards the south, and to the Black Mountains of the Bannau Brycheiniog National Park to the west.

Entered through a central hallway, this extended home offers three reception rooms enjoying a harmonised, chic presentation set around a fabulous kitchen with breakfast seating offering a seamless connection between the spaces making this home perfect for modern family life and at home entertaining. Essential for family living, the property has a useful utility room which opens directly into the garden and a cloakroom on the ground floor. Upstairs, the four bedrooms (three double rooms and one large single) are served by a modern four piece bathroom suite which hosts a walk-in shower in addition to a panelled bath. The garage of this home has been converted into a room to create greater living space but there is a driveway for off street parking and access through the side to the rear garden.

Buyers will be attracted to this home due its proximity to the local primary and high schools. Plus of course, being close to town, access to the high street can be on foot or for those needing it, a public car park is not too far from the cafes, pubs and independent shops for which Crickhowell is famous.

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 | Double glazed entrance door, coved ceiling, radiator with decorative grille, staircase to the first floor, doors to kitchen and living room.

CLOAKROOM | Lavatory, wash hand basin, frosted double glazed window.

LIVING ROOM | Double glazed bow window to the front aspect enjoying an outlook towards Table Mountain, coved ceiling, fireplace with tiled hearth, wood style flooring, radiator. A set of glazed double doors opens into:

DINING ROOM | Double glazed doors with windows to either side open into the garden and enjoy extraordinary views across the Usk valley towards the hillside beyond, coved ceiling, tiled floor, radiator with decorative grille. The dining room is open to:

KITCHEN / BREAKFAST ROOM | This stylish kitchen affords stunning southerly views towards Llangattock Hillside from its double glazed window to the rear aspect and is fitted with a range of cabinets in a pale grey, shaker style finish with complementary door furniture, contrasting worktops with tiled splashbacks, inset one and half bowl ceramic sink unit, space for a range style

cooker currently housing a Rangemaster with cooker hood above, integrated dishwasher, breakfast bar unit with deep pan drawers and inbuilt wine racks, continued tiled flooring, understairs storage cupboard, ceiling spotlights. An opening leads to:

UTILITY ROOM | Space for American style fridge/freezer, integrated washing machine, radiator, continued tiled flooring, double glazed window and doors opening into the garden with its splendid outlook to the hillside beyond. A door opens into:

SITTING ROOM / STUDY | Double glazed windows to the front and side aspects, wood style flooring, radiator.

FIRST FLOOR

LANDING | Double glazed window to the rear aspect with superb south facing views over the hillside beyond, inbuilt linen cupboard, loft access, coved ceiling, radiator with decorative grille.

DUAL ASPECT BEDROOM ONE | Spanning the depth of the house, this dual aspect room has double glazed windows to the front and rear aspects affording views towards Table Mountain and The Darren at the front and Llangattock Hillside to the rear, two radiators, wood style flooring.

BEDROOM TWO | Double glazed window to the front aspect with views towards Table Mountain and The Darren, large inbuilt clothes cupboard, radiator with decorative grille.

BEDROOM THREE | Double glazed window to the front aspect with views towards Table Mountain and The Darren, radiator with a decorative grille.

BEDROOM FOUR | Double glazed window to the rear aspect with a view towards Llangattock Hillside, radiator with a decorative grill, wood style flooring.

FOUR PIECE FAMILY BATHROOM SUITE | Fitted with a contemporary white suite to include a walk in shower with glass shower screen and thermostatic shower mixer plus a supplementary handheld shower attachment, panelled bath with overhead shower, lavatory and wash hand basin fitted in bathroom cabinets with cosmetic counter over, ceiling spotlights, frosted double glazed window, extractor fan, tiled floor, ladder towel radiator.

OUTSIDE

FRONT | The property is set back from the roadside and is approached via a driveway which provides off street parking for 2-3 medium sized vehicles. A curved lawn to the side of the drive hosts shaped borders with hydrangeas, wild geraniums and roses. Access to the side and rear of the property.

SOUTH FACING REAR GARDEN | This terraced rear garden enjoys a magnificent outlook over the countryside towards Dardy and Llangattock Hillside in addition to westerly views towards the Black Mountains of the Bannau Brycheiniog National Park. Perfectly arranged this south facing garden has an expansive attractive stone sun terrace with space for seating and sun loungers. A set of steps leads to a further terrace providing an additional seating area. A pathway leads through the garden with lawns to either side with low hedging and planting providing structure and added interest. Given the orientation of this garden, the owners have fitted sun blinds to the rear of the property to provide welcome shade from the sun.

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 to the house.

Council Tax | Band F (Powys County Council).
EPC Rating | Band E

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

Covenants | The property is registered with HMLR, Title Number WA33537. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Powys Planning. The property has been altered since construction, with the garage being converted to residential accommodation See Brecon Beacons National Park Planning reference 14/10582/CPL and a bedroom being added to the first floor over the original garage reference 78/2321/3 (27.2.1978).

Broadband | According to Ofcom, fibre is connected to the cabinet and a copper wire connection is available to the property.

Mobile network | According to Ofcom, 02 has likely indoor coverage, Three, EE, Vodafone limited indoor coverage.

Viewing Strictly by appointment with the Agents
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Reference AB461









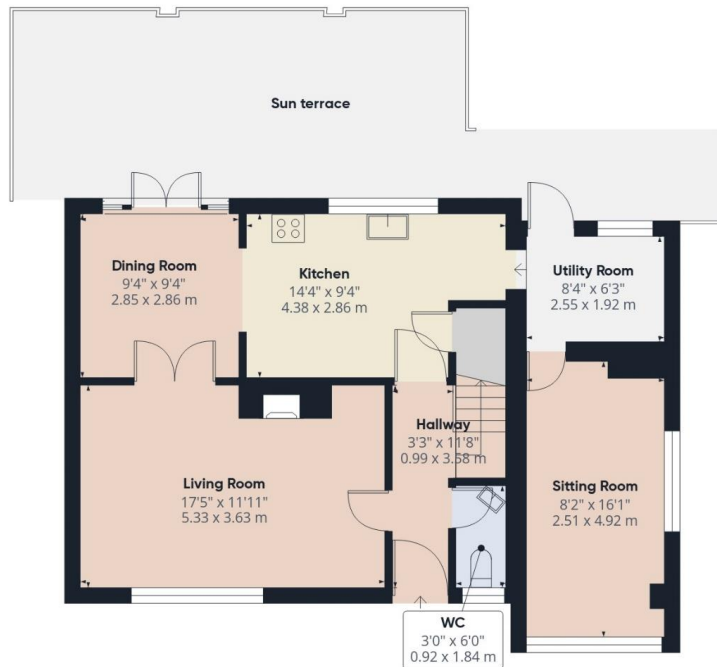


Floorplan

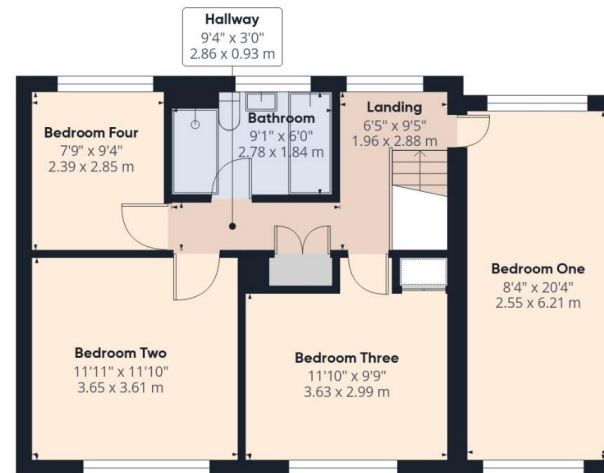
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1315 ft²

122.2 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.

Calculations are based on RICS IPMS 3C standard.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: 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.