



Estate Agents

Taylor & Co

Abergavenny

Bryn Celyn Way  
Llangynidr, Powys NP8 1LY

Asking Price  
£395,000



# Bryn Celyn Way

## Llangynidr, Powys NP8 1DR

Three bedroomed detached family home in a cul-de-sac setting | Views towards Bwlch Hill and the Black Mountains of the Bannau Brycheiniog National Park beyond  
Living room with bay window and a multi fuel stove | Dining Room | All year round Conservatory  
Kitchen overlooking the garden | Utility room | Ground floor cloakroom  
Two double bedrooms and a large single bedroom | Modern family bathroom suite | Attractive, well-kept gardens brimming with flower bed borders  
Garden summerhouse & greenhouse | Driveway parking | Integral garage

**This three bedroomed detached family home sits in an enviable cul-de-sac position, centrally placed within this popular village in the Bannau Brycheiniog – Brecon Beacons – National Park with hillside views to the front and distant views over the garden at the rear towards the Black Mountains beyond. Nestled within pretty landscaped gardens which are planted with an array of perennials and wild flowers, this appealing family home has two reception rooms and an all-year-round conservatory providing a range of spaces for family living and entertainment. The kitchen overlooks a garden sun terrace and is served by a utility room with access via a rear lobby to an integral garage which is always useful for a variety of purposes to suit but also gives the option for an enlargement of the property should an extension be required, subject to the required consent. Upstairs, the three good size bedrooms are arranged around a spacious L shaped landing area which includes a modern bathroom suite, in addition to a cloakroom on the ground floor.**

**SITUATION** | This family home is situated in the village of Llangynidr, a quiet favoured semi-rural location situated in the attractive surroundings of the Usk Valley and the Bannau Brycheiniog 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. Local information is available at the CRIC centre in Crickhowell.

### ACCOMMODATION

**ENTRANCE PORCH** | Double glazed entrance door opening into:

**ENTRANCE HALLWAY** | Coved ceiling, wood flooring, radiator, staircase to the first floor.

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

**LIVING ROOM** | Double glazed bay window to the front aspect, coved ceiling, stone fireplace on a slate hearth housing a multi fuel burning stove, inbuilt display shelving to the chimney breast recess with cupboards beneath. An archway opens into:

**DINING ROOM** | Coved ceiling, wood flooring. A set of double glazed doors with windows to either side opens into:

**ALL YEAR-ROUND CONSERVATORY** | Double glazed windows to three sides with fan openers, polycarbonate roof covering, wall mounted electric radiator, tiled floor, double glazed doors opening onto a garden patio.

**From the dining room, a door opens into:**

**KITCHEN** | The kitchen is fitted with a range of cabinets in a pale blue colour washed finish with wooden door furniture incorporating glazed display cabinets with inset leaded lights, wooden worktops over with tiled splashbacks, inset ceramic Belfast style sink, electric cooker point, space for fridge/freezer, space for dishwasher, large in-built storage cupboard, coved ceiling, double glazed window to the rear aspect overlooking the garden, door to the hallway. A partly glazed door opens into:

**REAR LOBBY** | With door opening into the garden. Doors to utility room and integral garage.

**UTILITY ROOM** | With Belfast style sink, space for washing machine, double glazed window to the garden, tiled floor.

### FIRST FLOOR

**LANDING** | Double glazed window to the rear aspect affording hillside views, inbuilt airing cupboard, coved ceiling, loft access.

**BEDROOM ONE** | Double glazed window to the front aspect with hillside views, coved ceiling, radiator.

**BEDROOM TWO** | Double glazed window to the front aspect with hillside views, coved ceiling, radiator, in-built cupboards.

**BEDROOM THREE** | Double glazed window to the rear aspect with hillside views, inbuilt cupboards, radiator.

**FAMILY BATHROOM** | Fitted with a modern white suite to include a panelled bath with electric shower over and glass shower screen, lavatory, wash hand basin, frosted double glazed window, radiator.

### OUTSIDE

**FRONT GARDEN** | The property is set back from the road and is approached via a set of wrought iron gates which provide access to the driveway and the garage. The block pavior driveway is bordered by a slate chipped rockery planted with a range of alpines and wildflowers. The front lawn is surrounded by deep shaped borders brimming with flowers and foliage giving privacy from the road and framing the approach to the house.

**GARAGE** | Currently sectioned with a partition to provide a workspace and store to suit the current owner's lifestyle, it would be simple to re-instate if a full garage is required. The front section has power, lighting and an up and over garage door. At the rear, a double glazed window to the side aspect, lighting, power, floor standing oil boiler, wall mounted consumer unit.

**REAR GARDEN** | The gardens of this family home are a true delight with a paved patio adjoining the back of the of the house and providing the perfect seating spot with views of the surrounding hills. Arranged as a cottage style garden, the lawn is surrounded by a plethora of wild and perennial flowers which serve as a colourful backdrop to a small pond and raised seating area. The garden also encompasses a vegetable garden with raised planters surrounded by an attractive blend of stone pebbles and a brick formation which provides structure and symmetry to this outside space. The garden hosts a useful summerhouse equipped with a power supply and a greenhouse. A stepping stone pathway leads to the rear of the garden and a private seating space which is a perfect quiet reading spot away from the home. There is access to both sides of the property to the front, outside water tap, and external lighting.

### GARDENS



### 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 to the house. Oil fired central heating.

**Council Tax** | Band E (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 CYM4213. 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 Brecon Beacons National Park Planning.

**Broadband** | According to Ofgem, fibre is connected to the cabinet and a copper wire connection is available in this area.

**Mobile network** | According to Ofcom, indoor coverage is limited but all providers show likely outdoor coverage.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB469











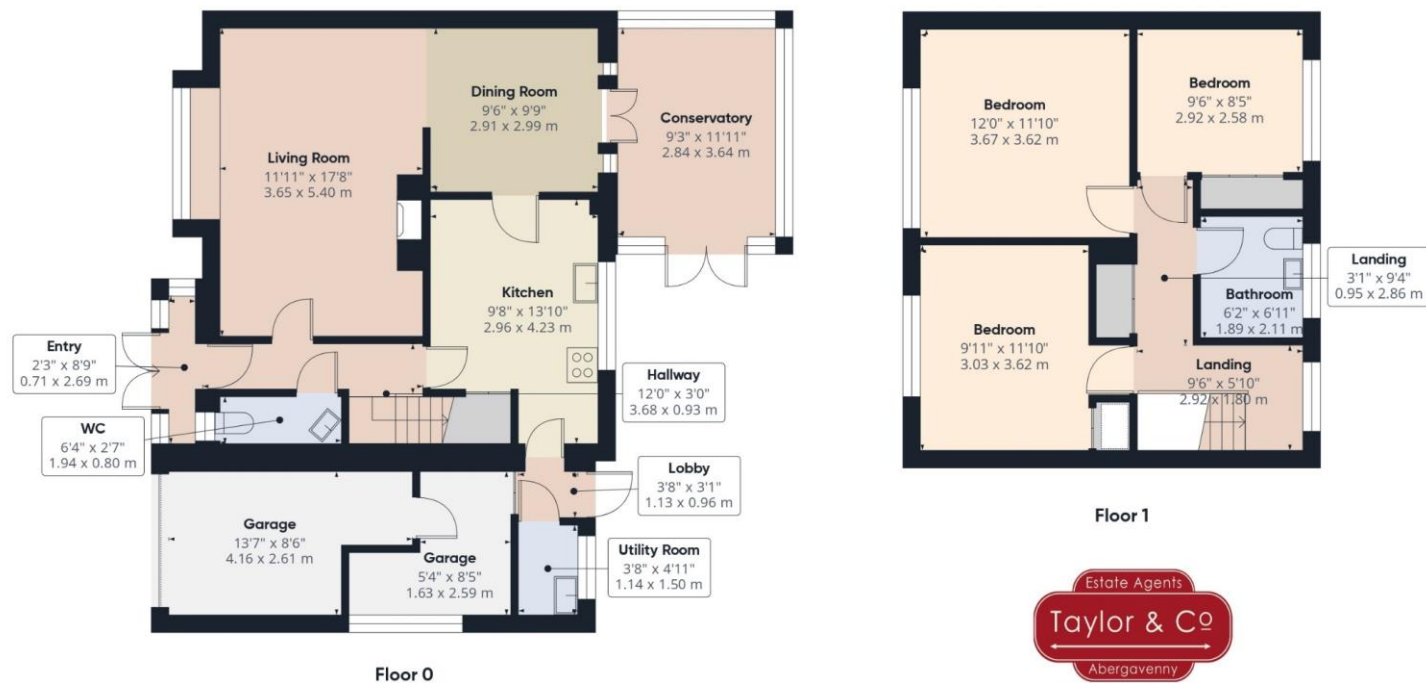


# Floorplan

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Abergavenny



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

1330 ft<sup>2</sup>

123.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.