



High Street

Crickhowell, Powys NP8 1BH

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£180,000

# High Street

## Crickhowell, Powys, NP8 1BH

Two bedroomed first floor apartment in an attractive Grade II Listed period building on the High Street in Crickhowell  
Own private entrance door at ground floor level | Entrance lobby and hallway  
Large sitting room | Modern kitchen /diner | Two bedrooms with in-built wardrobes | White bathroom suite  
Recently neutrally re-decorated with wood framed sash windows | Leasehold property with the option to purchase the Freehold  
Electrical report conducted 2025 | On street parking | No connected chain

**Occupying the first floor of an attractive Grade II Listed two storey corner building on the High Street of the pretty market town of Crickhowell which is nestled in the Bannau Brycheiniog – Brecon Beacons – National Park, is this two bedroomed apartment, being an ideal first time buy or investment purchase for those seeking a home in a central position in the heart of the street.**

**Entered through a private entrance door at ground level providing a good amount of space and storage, a staircase leads up to the first floor. The spacious living room has a decorative stone fireplace and a connecting door opening into a modern kitchen/diner. The two bedrooms both have inbuilt wardrobes and are served by a white bathroom suite. Parking is on-street and there is a public car park available in the town.**

**This apartment is offered to the market with the benefit of no forward chain. Up until recently, the property was used as an art gallery, and its present planning classification is commercial. The owners have planning consent approval for a change of use to residential which will enacted on completion of the sale.**

**SITUATION** | Crickhowell is a vibrant and historical small town, set in stunning National Park scenery on the River Usk, a special place popular with walkers and cyclists and a sought-after area for home relocation, tourism and visitors.

Winner of the Best High Street in Britain in the first ever Great British High Street Awards, the town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, local grocery stores, butchers, delicatessens, a zero waste shop, newsagent, post office, individual boutiques, an optician, family hardware store, coffee shops, a book shop with visiting authors, tourist information centre, library, tennis courts and a cricket pitch.



Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants and hotels - including The Bear, open since 1432 - local community halls 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, choirs, 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

#### GROUND FLOOR

**PRIVATE ENTRANCE LOBBY** | A partly glazed door with crescent window above opens into a lobby area, gas and electric meter. A further glazed panelled door with a window to the side and a large picture window above opens into:



**ENTRANCE HALLWAY** | Staircase to the upper floor, deep understairs storage cupboard.

## **FIRST FLOOR**

**LANDING** | Loft access, radiator.

**LIVING ROOM** | Timber framed double glazed sash window to the side aspect, painted stone fireplace with stone flagged hearth, spot track light to the ceiling, radiator.

**A door opens into:**

**KITCHEN / DINER** | Fitted with a range of cabinets in a shaker style finish with complementary door furniture, wood style laminate worktops over with tiled splashbacks, inset sink unit, space for double electric oven with extractor hood above, space for washing machine and fridge, timber framed double glazed sash window to the side aspect, radiator, tiled floor, heat and carbon monoxide alarm.

**DUAL ASPECT BEDROOM** | Timber framed double glazed sash windows to the front and side aspects with a view towards Llangattock Hillside. Spot track lighting to the ceiling, radiator, inbuilt cupboard.

**BEDROOM** | Timber framed double glazed sash window to the front aspect, spot track lighting to the ceiling, radiator, large inbuilt wardrobe, plus a useful cabinet recess.

**BATHROOM** | Fitted with a white suite to include a panelled bath with overhead shower, lavatory, wash hand basin, double glazed window, shaver point, radiator, tiled floor, airing cupboard housing Worcester gas central heating boiler (approximately 5 years old).

## **GENERAL**



**Tenure** | We are informed the property is Leasehold. The lease term is for 99 years commencing 17 May 2023. The Freehold is owned by the vendor of the apartment and buyers will have the option to purchase the Freehold includes the ground floor commercial premises and a ground floor residential dwelling on Tower Street. Intending purchasers should make their own enquiries via their solicitors.

**Service Charge** | There is no fixed service charge, insurance and maintenance of the parts of the building not included in the leasehold title are the responsibility of the Freeholder. Costs of these are apportioned as they arise.

**Ground Rent** | Peppercorn.

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

**Council Tax** | The apartment is currently assessed as a commercial premises as a business rates levy is payable but on legal completion, the planning consent for a change of use to residential will be ratified and a council tax

assessment will therefore be liable (Refer to Powys County Council for further information).

**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 CYM871241. There are restrictive covenants associated with the property. There are standard covenants associated with this property which protect the interest of the Freeholder and all leaseholders in the block.

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

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

**Mobile network** | According to Ofcom, 02, Three, EE, Vodafone all provide indoor coverage.

**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

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

**Reference** AB495



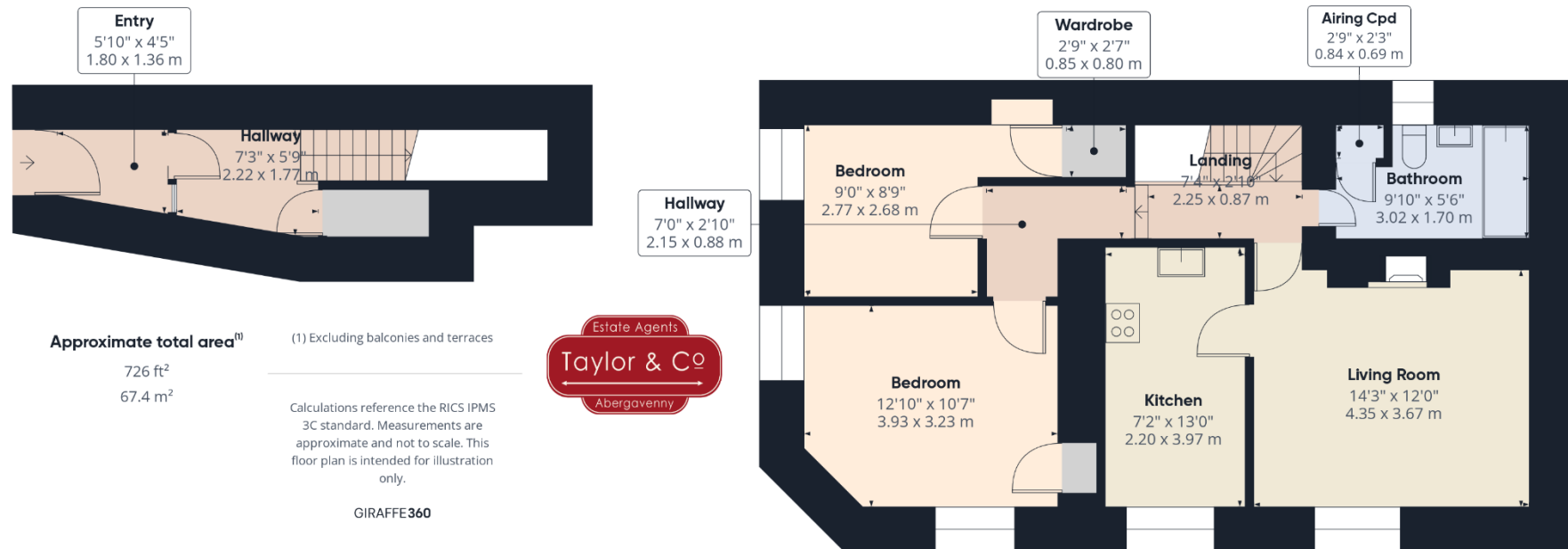






# Floorplan

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