

CHRISTIE

R E S I D E N T I A L



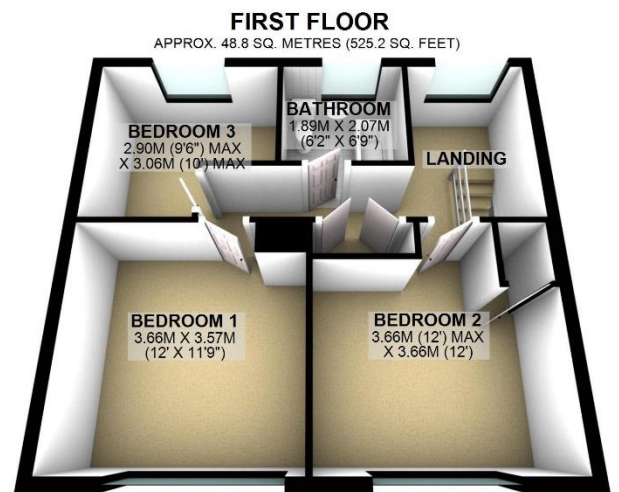
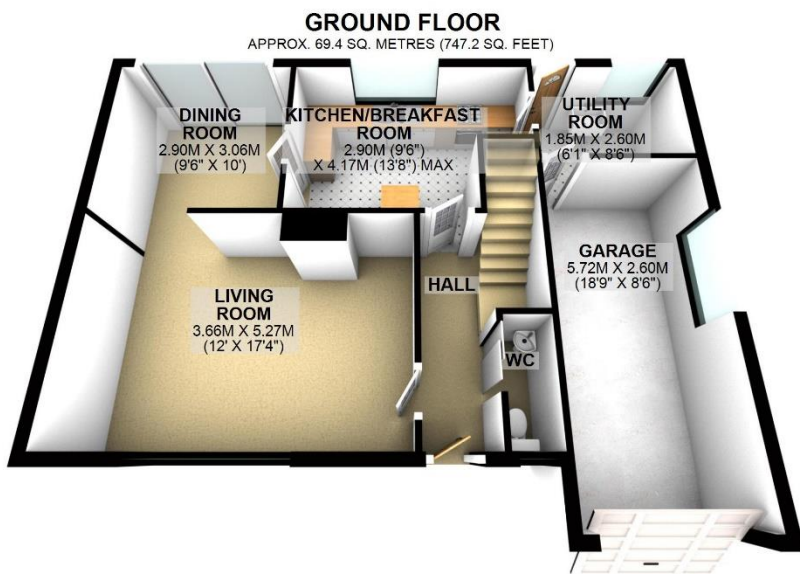
6 BRYN CELIN WAY, LLANGYNIDR, CRICKHOWELL, NP8 1LY

A three bedroom detached house located on a quiet cul-de-sac in the highly regarded village of LLangynidr. The property affords well proportioned accommodation throughout and further benefits from front and rear gardens, single garage and driveway parking.

- Three Bedroom Detached
- 17' Lounge
- Separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- Family Bathroom & Downstairs WC
- Air Source Heat Pump & Solar Panels

PRICE £350,000





TOTAL AREA: APPROX. 118.2 SQ. METRES (1272.3 SQ. FEET)

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ABOUT THIS PROPERTY

A three bedroom detached house located on a quiet residential cul-de-sac in the popular village community of Llangynidr, within Bannau Brycheiniog (Brecon Beacons National Park). Offering well proportioned accommodation throughout, the ground floor comprises a welcoming entrance hall that leads to the 17' living room with open fire, and a separate dining room with patio doors to the garden. In addition, there is a fitted kitchen/breakfast room, separate utility room providing access to the attached single garage, and a downstairs WC. Upstairs there is a bright and airy landing, two equally sized double bedrooms, a single bedroom and modern family bathroom. The energy efficiency of the property has recently been enhanced with the replacement of the original oil-fired heating system with a new air-source heat pump. This has been complimented with the addition of solar panels. The property is set back behind a low wall, and lawned front garden with trees and shrubs, along with a driveway providing parking for one car. To the rear there is a low maintenance lawned garden with patio to the side and fore, screened by fencing and hedges for privacy, while enjoying pleasing mountain views.

ABOUT THE LOCATION

The village of Llangynidr occupies a delightful position in the Brecon Beacons National Park close to the river Usk and the Monmouthshire and Brecon canal. The village offers a range of amenities including a primary school, community hall, two public houses, post office, convenience store, petrol station and a variety of sports facilities. Nearby Crickhowell offers a range of independent local shops, variety of pubs, several places of worship and popular secondary school. The area is well known for its outdoor pursuits, including walking, caving, and climbing with canal walks, pony trekking and fishing all nearby. The larger market town of Abergavenny, situated 5 miles away, acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further twenty five minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

DIRECTIONS

From Abergavenny take the A40 through Crickhowell taking the left hand turn opposite the petrol station into New Road. Follow the road down the hill and over the river bridge and take the right turn at the lights (signposted Llangynidr). Continue for approximately four miles into the village and take the right hand fork into Forge Road. Take the first right into Pencommin and then the first left into Bryn Celyn Way.

USEFUL INFORMATION

COUNCIL TAX: Band E. The local authority is Powys County Council – 01597 827460.

SERVICES: We understand that mains electricity, water & sewerage are connected to the property. Solar panels have recently been added and the heating is via an air source heat pump.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.