

CHRISTIE

R E S I D E N T I A L



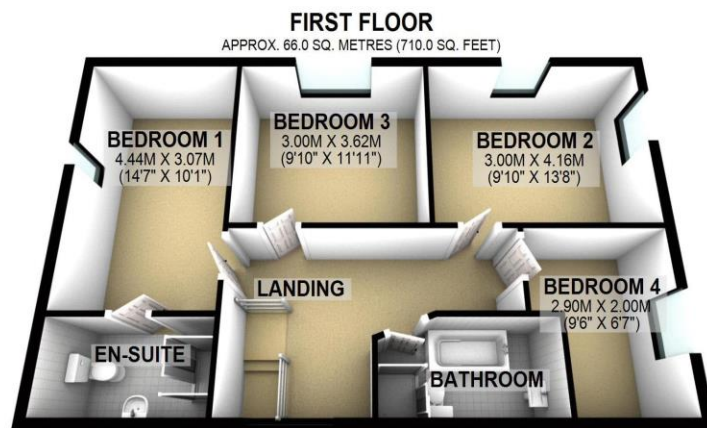
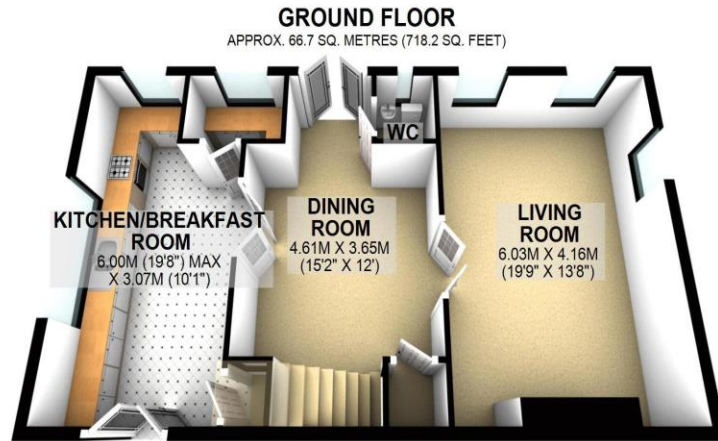
4 Rectory Close, Llangattock, Crickhowell, NP8 1DZ

An attractive four bedroom end of terrace house occupying a courtyard location next to The Rectory Hotel and close to the Monmouthshire and Brecon Canal. Substantially improved by the current owners, the property offers spacious family accommodation, along with a great garden and parking for two cars.

- Four Bedroom End Terrace
- Modern And Spacious
- Re-Fitted Kitchen & Utility
- Re Fitted Bathroom, En-Suite & WC
- Kitchen/Breakfast Room
- Dining Room & Living Room

Price £415,000





TOTAL AREA: APPROX. 132.7 SQ. METRES (1428.3 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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About this property

An attractive four bedroom end terraced house located on the fringe of this popular village, one of three occupying a courtyard location next to The Rectory Hotel just a stone's throw from delightful walks alongside the Monmouthshire to Breconshire Canal. The property offers spacious and welcoming accommodation and has been modernised to a high standard with re-fitted kitchen, utility room, WC, bathroom and en-suite shower rooms all having been replaced in recent years. The front door opens into a large kitchen with a separate utility room, which leads to the central dining room with doors to the garden and WC. A further set of double doors open to a large living room with a recently installed wood burning stove. On the first floor the master bedroom has an en-suite shower room, while there are two further double bedrooms, a generous single bedroom, and a smartly presented four piece family bathroom. Outside there is a good sized private garden to the rear with lovely views and a large timber shed with light and power, currently used as a home gym. Parking spaces for two vehicles are provided along with an electric charging point. This is an impressive family home in a superb location.

About the location

The village of Llangattock is located in an area of outstanding natural beauty in the Brecon Beacons National Park on the banks of the River Usk. Across the river is the town of Crickhowell with its range of independent local shops, variety of pubs and restaurants, 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 towards Brecon. After 6.3 miles continue straight through Crickhowell town centre. Upon seeing the petrol station on the right hand side, turn left into New Road. Continue down the hill to the traffic lights, cross over the bridge and turn left, then take the first right into the village of Llangattock. Take the right turn into Owen's Row and follow the road to The Old Rectory Hotel, the property can be found to the right hand side of the hotel.

USEFUL information

COUNCIL TAX: Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 77 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

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.