

CHRISTIE

R E S I D E N T I A L



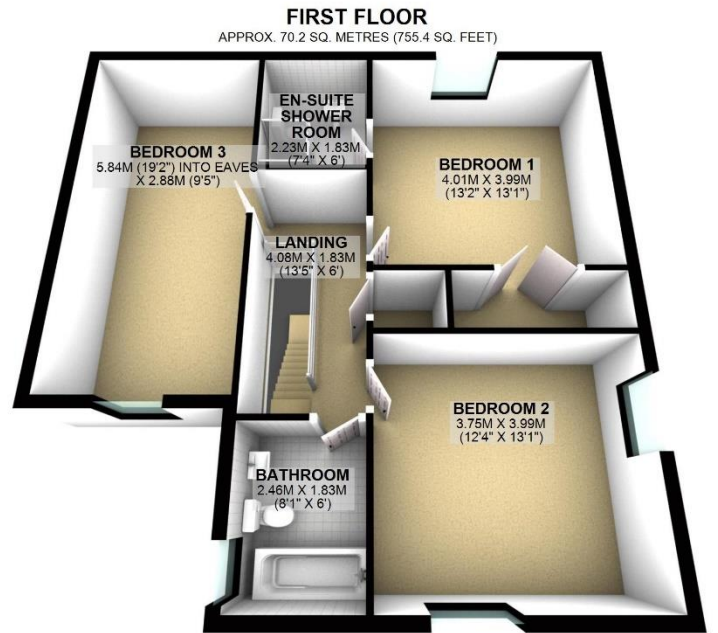
10 THE OAKS, LLANGATTOCK, CRICKHOWELL, NP8 1QA

A superb three double bedroom, semi-detached house located in a highly sought after modern development, in the popular village of Llangattock near Crickhowell. The property has been finished to the highest standard throughout and further benefits from a large, landscaped, rear garden and parking.

- Three Bedroom Semi-Detached
- Offered in Exceptional Condition
- Open Plan Kitchen Diner
- Principal Bedroom With En-Suite
- Landscaped Front & Rear Gardens
- Sought After Residential Location

PRICE £495,000





TOTAL AREA: APPROX. 139.7 SQ. METRES (1503.6 SQ. FEET)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CHRISTIE

R E S I D E N T I A L

ABOUT THIS PROPERTY

A superb three bedroom, semi-detached home forming part of the exclusive residential development, The Oaks, located in the sought after village of Llangattock, near Crickhowell. While the Oaks is highly regarded for its quality, the current owners have substantially improved the house further having remodelled the living accommodation with an emphasis on open plan living finished with high end fixtures and fittings throughout. The ground floor accommodation comprises an entrance hall that leads to the front facing lounge with double aspect overlooking the front garden, and a guest WC. The undoubted heart of the home is the spectacular, open plan kitchen/diner which has been refitted with a Sigma 3 Masterclass kitchen, topped with silestone and equipped with integrated Neff appliances (slide and hide double oven, induction hob, microwave). It also includes a central island with flush mounted sink, and space for seating, beyond which is a substantial area for more formal dining. It is a wonderfully social space, something which is accentuated by the wide bi-fold doors that allow a seamless connection to the garden. It should also be noted that the entire ground floor has been laid with Mandarin Stone tiles. Upstairs there are three well-proportioned double bedrooms including a master bedroom with en-suite shower room and fitted storage, and a stylish family bathroom. To the front is a driveway providing parking for one car leading to the attached, 19' single garage (including a utility area at the rear), and there is also a EV charging point. Further improvements have been made externally with both front and rear gardens having undergone a complete transformation with an emphasis on low maintenance. The front garden includes a seating area, screened by Silver Birches and Dogwood, as well as a range of pollinator friendly plants, grasses and perennials. The rear garden has a patio to the fore with steps down and pathway that wends its way around to a lower section with further patio, lawn and pergola. Part of a Grade II listed stone wall forms part of the landscaping and there are a range of beds and borders, as well as a pond. The property is also exceptionally energy efficient, something that has been augmented by the addition of a solar panel system in 2023. This has an estimated energy generation of 5kWh and has a 5/2IWh battery. Net electricity costs for the year up to September 2024 was approximately £60.

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. At the traffic lights, cross over the bridge and turn left, then take the first right into the village of Llangattock. Continue up the hill for 1/4 mile or so before taking the fourth left turn into The Oaks.

USEFUL INFORMATION

- SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. The Council Tax Band is E (Powys County Council – 01597 827460). Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1000 mbs. 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.