

# CHRISTIE

R E S I D E N T I A L



## 16 THE OAKS, LLANGATTOCK, CRICKHOWELL, NP8 1QA

A superb two 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 double garage and extensive driveway parking.

- Two Double Bedrooms
- Lounge & Kitchen/Breakfast Room
- Shower Room & Guest WC
- Exceptional Quality Throughout
- Low Maintenance Rear Garden
- No Onward Chain

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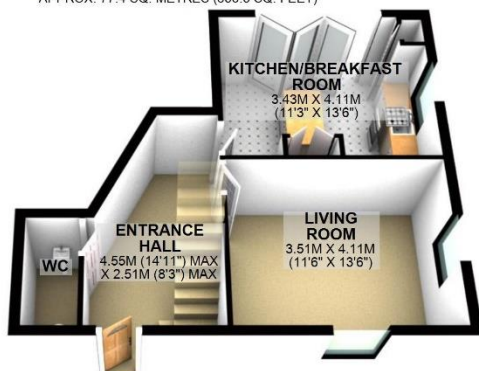
PRICE	£395,000
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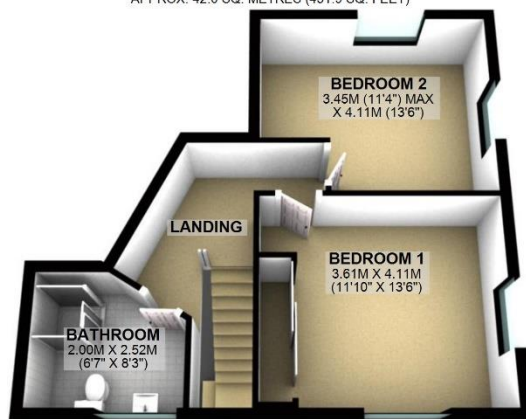
## GROUND FLOOR

APPROX. 77.4 SQ. METRES (833.3 SQ. FEET)



## FIRST FLOOR

APPROX. 42.0 SQ. METRES (451.9 SQ. FEET)



TOTAL AREA: APPROX. 119.4 SQ. METRES (1285.2 SQ. FEET)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# CHRISTIE

RESIDENTIAL

## ABOUT THIS PROPERTY

A superb two double bedroom, semi-detached home forming part of the exclusive residential development, The Oaks, located in the sought after village of Llangattock, near Crickhowell. Originally forming part of a Victorian hospital building, this Grade II listed house, affords generously proportioned accommodation coupled with a stylish modern finish including top of the range fixtures and fittings throughout. The ground floor comprises an entrance hall that leads to the front facing lounge with double aspect and 13' kitchen/breakfast room to the rear. The kitchen has been fitted with a range of integrated Smeg appliances, including two ovens, and dishwasher, and includes a central island with induction hob. Bifold doors allow a seamless connection between the house and garden. The walled garden is designed for low maintenance with a patio/entertaining area to the fore and a rear section of lawn. In addition, there is a downstairs WC. Upstairs there are two large double bedrooms, one with fitted wardrobes, and a shower room. The property is set back behind a lawned garden which wraps around the front and side of the house. The property also benefits from a 19' square double garage with two electric doors in front of which is driveway parking to two cars. The garage includes power and water with a section at the rear fitted as a utility area. Behind the garage is a further area of garden that if cultivated could make a perfect place for a vegetable garden. This is a property that offers a rare blend of quality and breadth of accommodation in a superb location within this thriving village, in the heart of Bannau Brycheiniog National Park. Offered with no onward chain.

## 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. Continue up the hill for 1/4 mile or so before taking the fourth left turn into The Oaks.

## USEFUL INFORMATION

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

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. 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.

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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.