

CHRISTIE

R E S I D E N T I A L



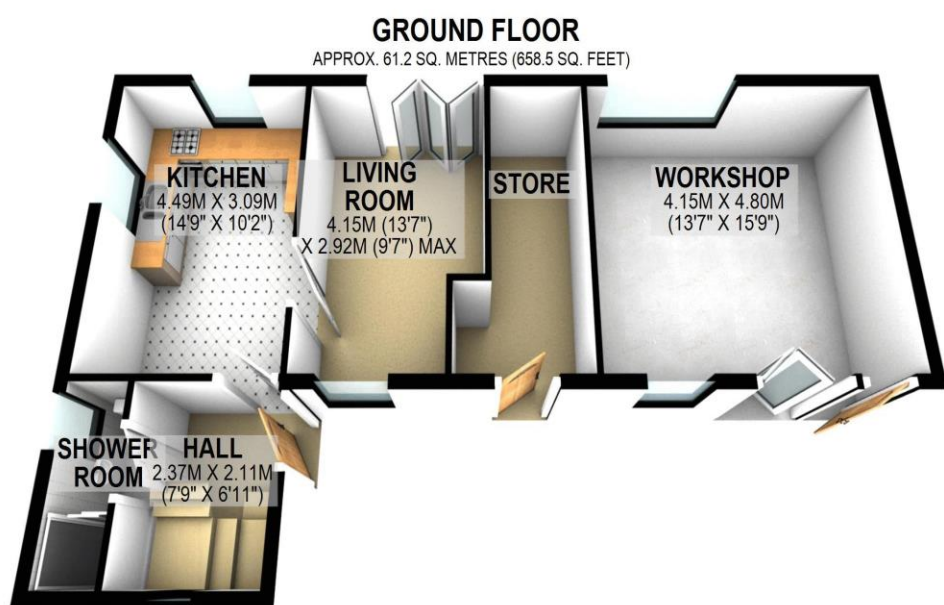
Brook Cottage, Waun fach Forge, Cwmdru, NP8 1RT

Brook Cottage is a detached one-bedroom stone cottage beside a stream in the Bannau Brycheiniog National Park. It includes a kitchen, sitting room with log burner, deck, workshop, storeroom, and shed, with potential for conversion, subject to permissions.

- Detached Stone Cottage
- One Bedroom
- Living Room With Log Burner
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Parking

Price	£250,000
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TOTAL AREA: APPROX. 85.6 SQ. METRES (921.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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About this property

Brook Cottage is a detached one-bedroom stone property located in the rural village of Cwmdru, within the Bannau Brycheiniog National Park. The cottage sits alongside a small stream and offers a peaceful setting with good access to local amenities. The ground floor includes an entrance hall, a shower room, a kitchen/breakfast room with fitted units and integrated appliances, and a sitting room featuring a log burner and wooden bi-fold doors that open onto a decked area overlooking the stream. On the first floor is an L-shaped bedroom area with a separate dressing space and natural light from skylights and windows. Outside, there is a flagstone patio and a wooden deck to the rear, both positioned next to the stream. At the front, there is a hardstanding area providing off-road parking space. The property also includes an attached storeroom, a workshop (formerly a forge), and a separate timber and block-built storage shed. These additional buildings may offer potential for conversion, subject to the necessary permissions.

About the location

Cwmdru is a small hamlet located a short drive from the town of Crickhowell. Crickhowell is situated on the River Usk, on the southern edge of the Black Mountains in the eastern part of the Brecon Beacons National Park, and neighbouring the Glanusk Park estate. Recently voted "The Best High Street in Britain", amenities in the area include a varied range of independent local shops, a number of quality pubs and restaurants, several places of worship and a well-regarded primary and secondary school. The larger market town of Abergavenny is situated 5 miles away and acts as the major transport hub for the area. The mainline railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is on the outskirts of Abergavenny with both 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 heading west on the A40 continue for approximately 9.8 miles through Crickhowell and towards Llangynidr/Bwlch. Take the right turn towards Talgarth and continue for approximately 4.5 miles where the property can be found on the left hand side. The What3Words location is: cases.stunt.blending

USEFUL information

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

SERVICES: We understand that central heating is provided with by an electric boiler, mains electricity is connected to the property. There is a private water supply and drainage is via a septic tank. We understand wired broadband is not available at this property. 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.