



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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Canal Close,
Llangattock
£525,000

- ♥ Four Bedroom Semi-Detached
- ♥ Offered In Excellent Order Throughout
- ♥ 22' Living Room
- ♥ Superb Kitchen/Diner





About this property

A beautifully presented four bedroom semi-detached home, located in a small cul-de-sac within the sought after village of Llangattock, just across the river from Crickhowell and within the Brecon Beacons National Park. Built in 2004, this attractive property forms part of a thoughtfully designed development and offers generous accommodation, finished to a high standard throughout. The ground floor comprises a welcoming entrance hall, which leads to a bright 22' living room with patio doors to the rear garden. In addition there is a superb open plan kitchen/diner including a range of integrated appliances and bespoke stain glass feature splashback, and a downstairs WC. Upstairs, the principal bedroom includes an stylish en-suite shower room, and extensive fitted storage, while three further bedrooms are served by the family bathroom. The property is set behind an attractive landscaped frontage with steps leading to the front door. To the rear, the enclosed garden has been beautifully maintained and designed for ease of upkeep, featuring an extensive patio to the fore with electric awning, lawn with attractive flower borders, and raised decking with insulated summer house, complete with electricity and wifi. There is also a stone-built outbuilding with power providing useful storage. To the front, there is parking for three cars together with a single garage fitted with an electric door and power. The energy efficiency of this well maintained modern home has been further improved by the addition of solar panels to its south facing elevation. Canal Close also benefits from well-tended communal landscaped areas, maintained collectively by residents at an annual cost of approximately £250 P.A. This is a superb family home combining modern comfort with a desirable village location, within easy reach of Crickhowell's excellent amenities and the stunning countryside of the Usk Valley.

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. The village has a thriving community which includes the well regarded primary school, and there is also a popular pub and a restaurant. Across the river is the town of Crickhowell with its range of independent local shops, variety of pubs, several places of worship and popular secondary school. The Monmouthshire and Brecon Canal passes directly through the village and it is an area is well known for its outdoor pursuits, including walking, caving, and climbing 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 0.5 miles and turn right then take the first left into Canal Close. The What3Words reference is `///outlast.subject.insulated`

USEFUL information

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

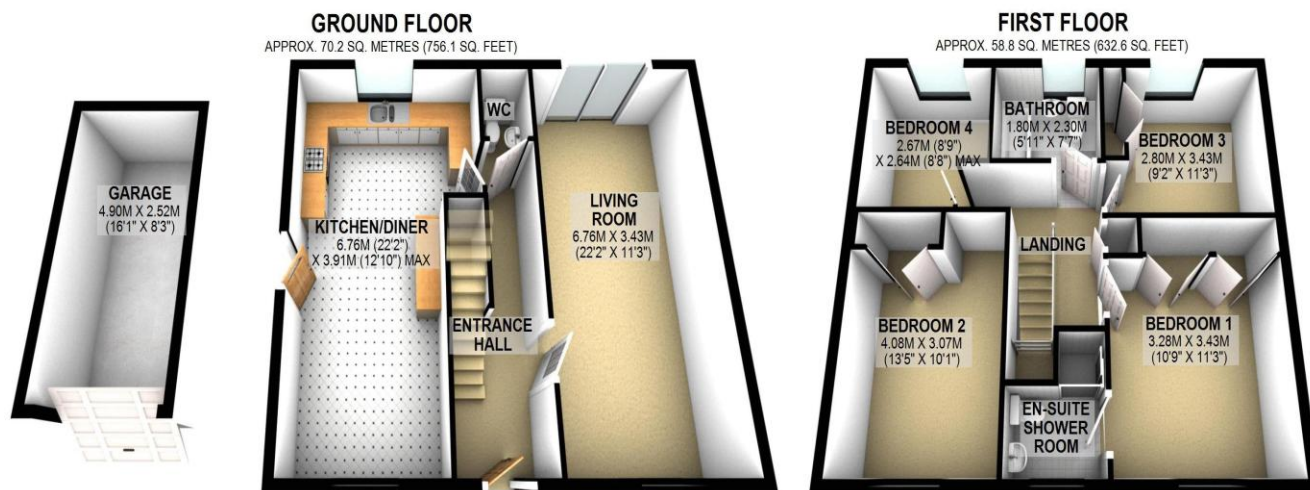
SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 58 mbs.

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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