



**Christie
Residential**
YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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**Pontfaen, Llanbedr,
Crickhowell**
£550,000

- ♥ Detached Bungalow
- ♥ No Onward Chain
- ♥ Three Double Bedrooms
- ♥ 30' Living Room





About this property

Surrounded by the striking landscape of the Bannau Brycheiniog National Park, this detached bungalow sits on a quiet cul-de-sac in the attractive village of Llanbedr, around two miles from the vibrant town of Crickhowell. The property offers generous single-storey accommodation, including a 30ft living room with solid oak flooring and patio doors opening to the garden, and a fitted kitchen with a built-in utility cupboard providing space and plumbing for a washing machine and dishwasher. From the inner hallway, three bedrooms are accessed. The principal bedroom features built-in wardrobes, French doors to the garden, and a private en suite with a bath and separate shower enclosure. Two further double bedrooms lie to the front of the property, along with a well-appointed family bathroom. Outside, there is driveway parking and gardens to both the front and rear, with gated side access. The rear garden is enclosed and enjoys a sunny southerly aspect. Additional features include modern oil-fired central heating and double glazing throughout. This appealing home occupies a superb position amidst classic Welsh countryside, yet remains within easy reach of the extensive amenities found in Crickhowell and nearby Abergavenny.

About the location

Llanbedr is a small and welcoming village set amidst idyllic countryside within the Bannau Brycheiniog National Park. It enjoys a peaceful rural atmosphere and a close-knit community, with a church, traditional pub, and an active village hall that hosts regular events. Crickhowell lies just 2.5 miles away, offering a wider range of amenities including a health centre, highly regarded secondary school, library, and an excellent selection of independent shops, cafés, restaurants and hotels. The area is well connected, with good access to the local road network. Mainline rail services are available from Abergavenny, around a twenty-minute drive, providing routes into the Intercity network via Newport. The surrounding landscape offers superb walking, cycling and outdoor pursuits, making Llanbedr a highly desirable base for enjoying both village life and the natural beauty of the National Park.

Directions

From Abergavenny take the A40 towards Brecon. After 6 miles just before entering Crickhowell town centre, turn right into Greenhill Way (next to the fire station). At the mini roundabout take the 2nd exit and follow the road for 2 miles. After crossing the river bridge take the left fork signposted Llanbedr. Continue into the village and after the road bears left take the next left turn into Pontfaen. The What3Words location is: season.homelands.trunk.

USEFUL information

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

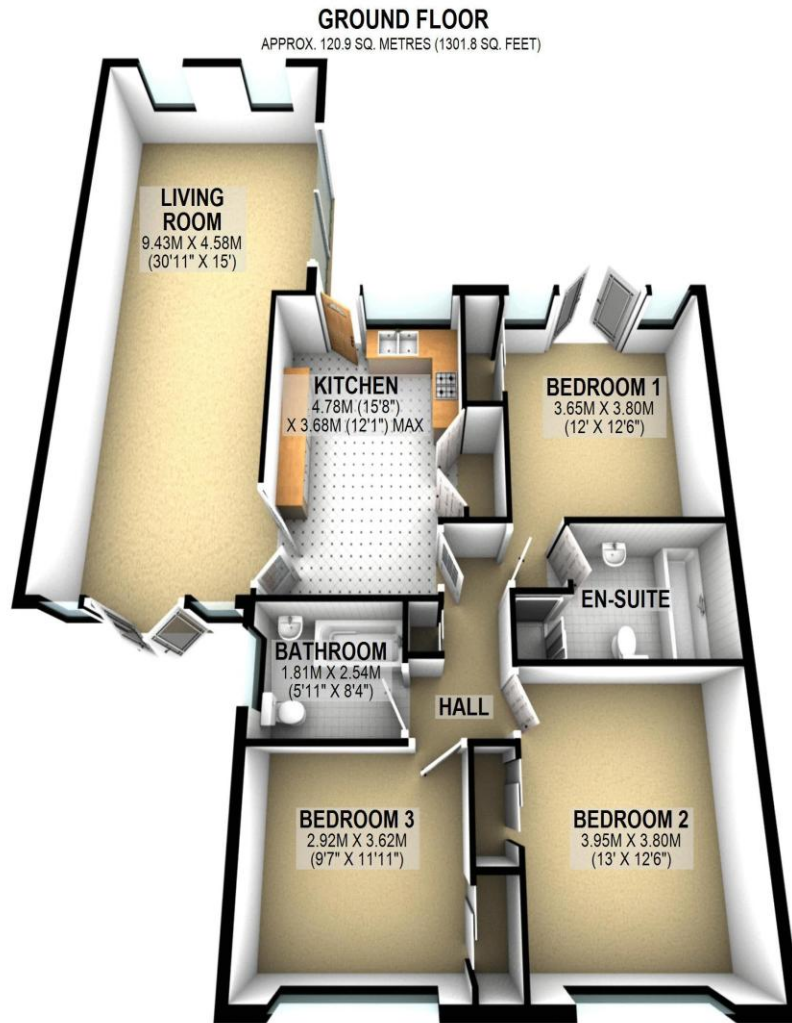
SERVICES: We understand that there is an oil-fired heating system and that mains electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach) with an estimated maximum speed of 1,800 Mbps. For information on mobile coverage please use Ofcom's 'mobile 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.



TOTAL AREA: APPROX. 120.9 SQ. METRES (1301.8 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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