



Christie Residential

YOUR HOME, HANDLED WITH CARE

Canal Close, Llangattock,
Crickhowell

£535,000

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About this property

This well presented four-bedroom detached home occupies a prime position within the popular village of Llangattock, set within the Bannau Brycheiniog National Park, just across the River Usk from the market town of Crickhowell. Forming part of a well-regarded modern development constructed in the mid-2000s, the property offers spacious, well-balanced accommodation that has been carefully maintained by the current owners. The ground floor is arranged around a welcoming entrance hall with staircase rising to the first floor. To one side is a generous living room extending to over 21 feet, flooded with natural light and enjoying direct access to the rear garden via patio doors. A separate dining room provides an ideal space for entertaining or family meals, while the modern kitchen/diner sits to the rear of the property, offering ample workspace, integrated appliances and room for casual dining, together with a further door opening onto the garden. A ground floor WC completes the accommodation on this level. Upstairs, the principal bedroom benefits from fitted storage and a contemporary en-suite shower room. Three further bedrooms are all well-proportioned and are served by a smart family bathroom. Outside, the property enjoys an attractive frontage with pedestrian access. To the rear there is a driveway providing parking for four cars, leading to a double garage. One half of the garage has been divided into a front store with original garage door and a rear garden store. The southwest facing rear garden is enclosed and thoughtfully arranged for ease of maintenance, providing a combination of patio seating and terraces with mature beds, and is an ideal private space for both relaxation and entertaining. The development itself is known for its well-kept communal areas, which are maintained collectively by residents for an annual contribution of approximately £250. This is a highly appealing home combining modern convenience with an enviable village setting.

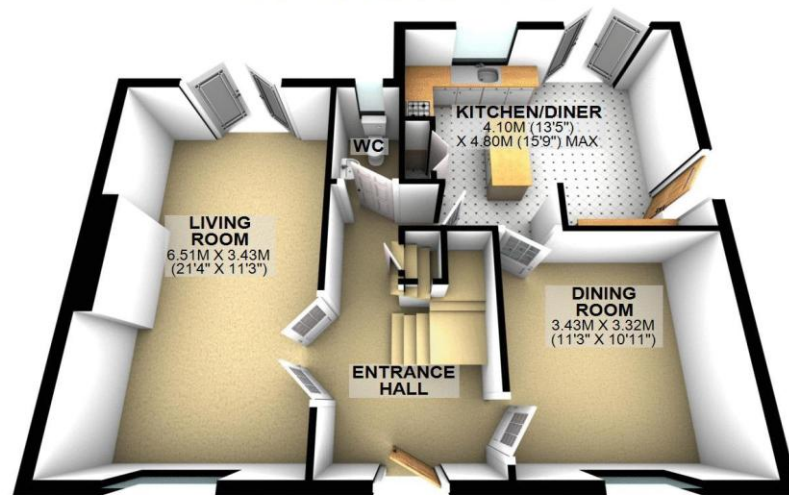
The village of Llangattock is located in an area of outstanding natural beauty. The village has a thriving community which includes the well-regarded primary school, and there is also a popular pub and a restaurant. Across the river is the town of Crickhowell with its range of independent local shops, 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 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.





GROUND FLOOR

APPROX. 67.1 SQ. METRES (722.7 SQ. FEET)



GARAGE

APPROX. 24.0 SQ. METRES (258.9 SQ. FEET)



FIRST FLOOR

APPROX. 62.6 SQ. METRES (673.3 SQ. FEET)



TOTAL AREA: APPROX. 153.7 SQ. METRES (1654.8 SQ. FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 0.6 miles and turn right into Chapel Fields whereupon the property can be found on the left hand side. The What3Words reference is ///neckline.lifelong.mice.

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 67mb/s. 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.