



2 ST PETERS CLOSE

LLANBEDR | CRICKHOWELL | NP8 1SQ

2 St Peter's Close

Immaculately presented bungalow in sought after village location with views towards open countryside.

- Immaculately presented semi detached bungalow
- Village location circa 2.5 miles from Crickhowell
- 2 bedrooms and modern bathroom
- Conservatory overlooking the garden
- Sitting room with views towards open countryside
- Beautiful fitted kitchen with ample cupboards
- Pretty front and rear gardens



STEP INSIDE

From the moment you enter through the front door, it is evident this immaculate bungalow has been well cared for and a beautiful home. The sitting room is located to the front with a window affording views towards the surrounding hills and countryside of the Brecon Beacons National Park, also known in Welsh as Bannau Brycheiniog. To one side of the sitting room is bedroom 2, which could be used as a dining room or study and to the rear, the principal bedroom with glazed doors opening out onto the rear garden. The modern bathroom is located between the bedrooms, accessed from the sitting room. To the rear of the house is a comprehensively fitted kitchen with a range of modern cupboards with high gloss work surface over complemented by matching splashbacks.

The kitchen offers much storage, glass fronted display cupboards and a wine rack. Included within the sale are integral appliances include an electric oven, hob, fridge and dishwasher. A door from the kitchen leads to the useful utility room. To the rear of the kitchen is a light and spacious conservatory with underfloor heating overlooking the garden, an ideal place to relax and enjoy the privacy to the rear. The house has new carpets in the sitting room and bedrooms with tiled floors in the bathroom, kitchen and conservatory. Features including polished chrome switch plates and plug sockets demonstrate the attention to detail shown throughout this bungalow.

STEP OUTSIDE

The front of the bungalow is enclosed by a low level fence with front lawn and path to the front door and gate to the side. The pretty mature rear garden has a level lawn and is enclosed with a combination of mature hedges and wooden fencing. The garden offers much privacy and from both the front and rear elevation are lovely views towards open countryside. Parking is available on the road outside.

LOCATION

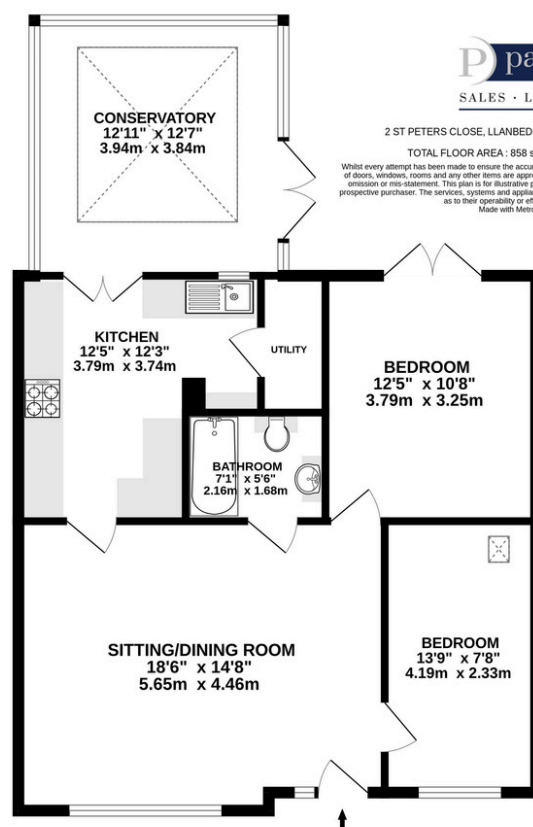
The village of Llanbedr has a close knit community with many of the families having lived there for many generations. The Red Lion Inn, and historic church form the centre of the village whilst the pretty town of Crickhowell is just 2.5 miles distant, has a good range of local shops, schools and services and access to the A40. The market towns of Monmouth, Abergavenny, Brecon and Hereford are all within easy reach and provide more extensive shopping and recreational facilities. The larger market town of Abergavenny is approximately 6 1/2 miles where there is a main line railway station and access to the A449/A465 which in turn link to the M4/M5 and M50 motorway networks. The area around Llanbedr is a popular tourist area and lies within the Brecon Beacon National Park renowned for its outstanding landscapes.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

Estate Agents are obliged, under the Consumer Protection Regulations, to provide any prospective buyers with any material information relating to properties that are being marketed. Parrys are committed to providing as much information as possible to enable buyers to make an informed decision with regard to both viewing and offering on a property.

DIRECTIONS

From Abergavenny take the A40 towards Brecon passing Nevill Hall Hospital on the right hand side and continuing through the village of Glangwryney and towards Crickhowell/Brecon. Just before reaching Crickhowell, passing the Health Centre on the right hand side, take the right hand turning into Greenhill Way, before the Fire Station. Follow this road until you reach a mini roundabout, taking the second exit up the hill onto Great Oak Road. After approximately 2 miles you will reach the village of Llanbedr. St Peter's Close can be found a short distance from the Church.



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TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



ASKING PRICE

Guide Price £240,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

D

SERVICES

Mains electricity, oil fired central heating and water.

Broadband:

Standard and ultrafast full fibre broadband available subject to providers terms and conditions.

Please make your own enquiries via:

<https://www.openreach.com/fibre-broadband>

Mobile:

EE, Three, O2 and Vodafone (Indoors and Outdoors). Please

make your own enquiries via:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

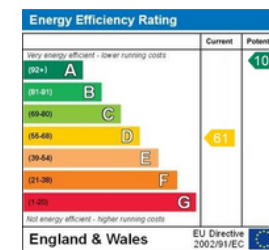
Band - C. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

COVENANTS

Title number CYM76322 - a copy of which is available from Parrys.

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.





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