



20 CLOS CASTELL

LLANGYNIDR | CRICKHOWELL | POWYS | NP8 1NZ

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Immaculately presented three bedroom detached family home (formerly four bedrooms), located on a generous plot with countryside views to the rear. Situated on a modern development alongside similar properties within the Brecon Beacons / Bannau Brycheiniog National Park.

- Beautifully presented throughout with contemporary fixtures and fittings
- Open plan kitchen/ dining room
- Principal suite with dressing area, en-suite shower room and separate roll edge bath
- Open outlook with views towards the surrounding countryside
- Well regarded village primary school
- Double driveway and garage
- Located on a small modern development (built circa 2020)



STEP INSIDE

Located in the popular village of Llangynidr and within walking distance of the local post office, primary school, Brecon/ Monmouthshire canal and River Usk is this beautiful family home. Enter into the spacious entrance hall with doors to a cloakroom and understairs cupboard. Double doors lead into the contemporary designed L-shaped kitchen / dining room with island positioned in front of French doors overlooking the rear garden and surrounding countryside, a separate door to the useful utility room and side access. The sitting room which is dual aspect with window to the front and doors leading out onto the rear garden is complemented with a feature log burner.

FIRST FLOOR

Stairs rise to the first floor where there are three spacious bedrooms and the family shower room. The principal suite offers a dressing area, en-suite shower room and separate roll edged bath. Two further double bedrooms, one with built in wardrobes and the modern family shower room are located on this floor, all finished to a high standard and decorated in neutral tones.



STEP OUTSIDE

The front of the property is located in a small cul-de-sac of similarly designed properties. Offering a double driveway and garage to the front. The rear garden has a generous sized garden with an open outlook onto neighbouring fields. It is mainly laid to lawn but offers an extensive patio area adjoining the rear of the house, perfect for alfresco dining.

LOCATION

The property is in the thriving village of Llangynidr a few miles from the picturesque town of Crickhowell. Crickhowell provides more amenities including schools, doctors, dentist, optician, cafes, restaurants, library, individual shops, butcher, baker, and post office. A further 7 miles away is the historic market town of Abergavenny with additional amenities including supermarkets, cinema, theatre, leisure centre with swimming pool and general hospital. There is a regular bus service to and from the village and the A40 is within easy reach of the property for commuting and access to the motorways (M4, M5 and M50) via either Brecon or Abergavenny. Abergavenny has a mainline railway station.

DIRECTIONS

From Crickhowell town centre, turn left opposite the Shell Petrol Station into New Road. Continue over the bridge and turn right onto Cwm Crawnon Road (B4558). Stay on this road for approximately 4.5 miles. Just before passing Llangynidr village hall on your right, turn left into Duffryn Road and take the first right hand turning into Castle Road and turn right again. Bear left around this road and number 20 can be found towards the end of this no through road on your right hand side.



AGENT'S 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.

ASKING PRICE

£475,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

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SERVICES

We understand that there is mains electricity, water and drainage. LPG gas central heating.

Broadband: Standard, superfast broadband available subject to providers terms and conditions. Please make your own enquiries via: www.openreach.com/fibre-broadband

Mobile: EE, Three and Vodaphone (Indoors and Outdoors). Please make your own enquiries via: www.checker.ofcom.org.uk/en-gb/mobile-coverage

LOCAL AUTHORITY

Powys Council.

COUNCIL TAX

Band - F. 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 CYM845370

As is usual with new homes developments, there are some restrictive covenants contained within the title designed to preserve the surroundings and properties. These include :

Within the first 5 years (commencing March 2021) :

Not to construct any adjoining dwellinghouse garage or fence serving any adjoining property.

Not to erect any other building or structure upon the property without consent of the original developer

Not to cut down or damage any tree or shrub on the property as part of the initial lay-out of the estate.

Permanent covenants:

Not to use the property for the keeping or breeding of any poultry birds or animals other than the keeping (but not breeding) of domestic pets and not to permit any such pet to become the cause of nuisance

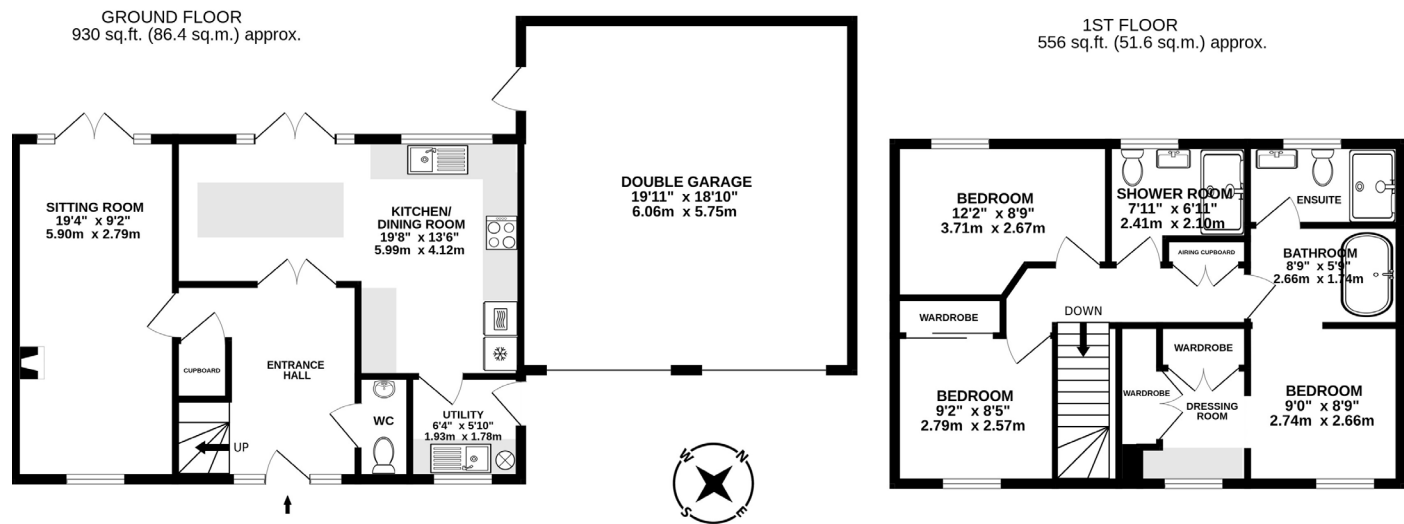
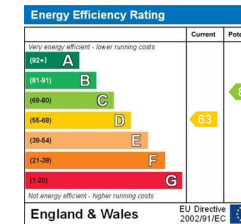
Not to park any heavy goods vehicle commercial vehicle caravan boat trailer or other similar type of vehicle on any part of the property (other than within the garage) or any part of the estate including the estate roads and not to carry out or allow to be carried out on a commercial basis any vehicle maintenance on any part of the property or estate.

Not to hang out washing in front of the property and not to store waste bins between the front of the building and any public roadway.

Not to erect any fence screen wall hedge or other boundary structure on the front or side boundaries of the property.

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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TOTAL FLOOR AREA : 1486 sq.ft. (138.0 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.
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Ahead of the curve

Modern family home with
countryside views to the
rear



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