



15 PENCOMMEN

LLANGYNIDR | CRICKHOWELL | POWYS | NP8 1LT

15 Pencommin

A three-bedroom detached house located in the popular village of Llangynidr just a few miles from Crickhowell. Having good sized gardens with views over the surround Brecon Beacons (Bannau Brycheiniog), garage and driveway parking this property has a lot to offer but is now in need of some internal modernisation/updating.

- Three-bedroom detached house
- Beautiful views over the surrounding Brecon Beacons (Bannau Brycheiniog)
- In a popular village location
- In need of some internal modernisation/ updating
- Close to local amenities and primary school
- Single garage and driveway parking
- No onward chain

STEP INSIDE

The accommodation briefly comprises; a large sitting room which is open plan through to the dining room with sliding door opening out to the rear garden. A kitchen with a useful separate utility room which has a door through to the single garage and also a door to the rear garden. The downstairs accommodation is completed by a WC. To the first floor are three bedrooms and a family bathroom.





STEP OUTSIDE

To the front of the property is a gravelled front garden with beautiful views over the surrounding countryside, a gated driveway and single garage. The rear garden can be accessed from either side of the property or from sliding doors in the dining room or utility room and is mainly laid to lawn with a small patio area.

LOCATION

The property is in the thriving village of Llangynidr which has a primary school, village shop and two public houses, 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 Crawn Road (B4558). Stay on this road for approximately 4.5 miles. After passing Llangynidr village hall on your right, turn right into Forge Road, then right into Pencommin. Bear right, then follow the road around to the left, where the property will be found on your left hand-side.

ASKING PRICE

Guide Price £310,000

TENURE

Freehold.

ENERGY PERFORMANCE RATING

E

SERVICES

We understand that there is mains electricity, water and drainage connected to the property. Oil fired central heating.

Broadband:

Standard and superfast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile:

EE, Three, 02 and Vodaphone limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX

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

TITLE

The property title is un-registered.

FIXTURES AND FITTINGS

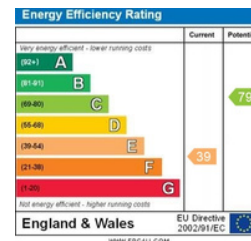
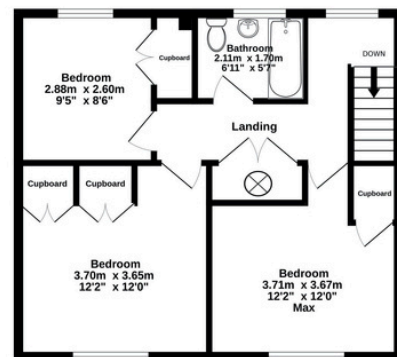
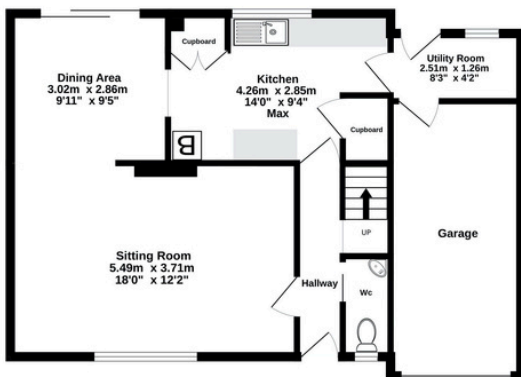
Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

AGENTS NOTES - CONSUMER PROTECTION REGULATIONS

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Ground Floor
63.8 sq.m. (687 sq.ft.) approx.

1st Floor
47.8 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA: 111.6 sq.m. (1202 sq.ft.) 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 ©2024



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