



13 THE OAKS

LLANGATTOCK | CRICKHOWELL | NP8 1QA

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OVERVIEW

A beautiful contemporary home forming part of a select, quality development of similar properties built circa 2022 by Davies Homes. Located on the fringe of Llangattock Village the property has privacy, space, and style and is located within an attractive mix of stone fronted and rendered houses. Space, light and the location are three primary features of this fabulous house. A striking outbuilding has been erected at the end of the large garden, offering additional space and a covered outdoor area.



KEY FEATURES

- Beautifully presented contemporary home in sought after location
- Popular village location within the Brecon Beacons (Bannau Brycheiniog) National Park
- Walking distance of village pub, local restaurant and the Monmouthshire and Brecon Canal
- Less than a mile from the pretty Powys town of Crickhowell
- Views towards the surrounding mountains and countryside
- Garage and driveway parking for several vehicles
- No onward chain



STEP INSIDE

Step into the bright entrance hall with doors to all the principal ground floor rooms and stairs rising to the first floor. The heart of the house is the expansive open-plan kitchen, fitted with quality integrated appliances, bespoke modern kitchen and a island that compliments the fitted kitchen cupboards. The room is enhanced by a wood-burning stove, oak flooring, and bi-fold doors that open onto the garden, providing picturesque views of the rear garden. Adjacent to the kitchen is a practical utility room and a convenient WC. A separate reception room/ snug is perfect for relaxation.





The first floor accommodation comprises four generously sized bedrooms, three of which feature built-in wardrobes, while the principle bedroom enjoys an en-suite shower room. A contemporary family bathroom completes this level.



OUTSIDE

The home is approached via a driveway and parking area. The rear garden is a private, enclosed retreat with a large lawn and generous terrace, ideal for outdoor entertaining. A striking outbuilding has been erected at the end of the large garden, offering additional space and a covered outdoor area.

Parking: Driveway and Garage

LOCAL AREA

13 The Oaks is situated in the village of Llangattock which has a primary school, public house and restaurant and an historic Church. The village is an ideal base for exploring the Brecon Beacons (Bannau Brycheiniog) National Park with walks through beautiful open countryside and along the Monmouthshire & Brecon Canal. The nearby town of Crickhowell is a thriving community with independent shops and a good range of amenities including well-regarded primary and secondary schools, library, doctors' and dentists' surgeries, restaurants and public houses. The town lies on the banks of the River Usk and offers a wide range of recreational and outdoor activities such as walking and cycling. Abergavenny, circa 8 miles away, offers further facilities including a general hospital and a mainline railway station. Road links within the area are considered excellent with the A465 Heads of the Valleys Road approximately four miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

Directions: Proceed through Crickhowell, passing the Bear Hotel on the right hand side. Opposite the petrol station, turn left into New Road and continue through the traffic lights, over the stone bridge. Turn left and immediately right following the signposts for Llangattock. Proceed through the village and bear right, signposted Beaufort. Just before you reach the canal bridge take the left hand turning sign posted The Oaks. Bear right as you enter the development and number 13 can be found on your left hand side.



INFORMATION

Price: £800,000

Local Authority: Powys County Council

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

EPC Rating: C

Tenure: Freehold

Services: We understand that there is mains electricity, gas, water and drainage connected to the property.

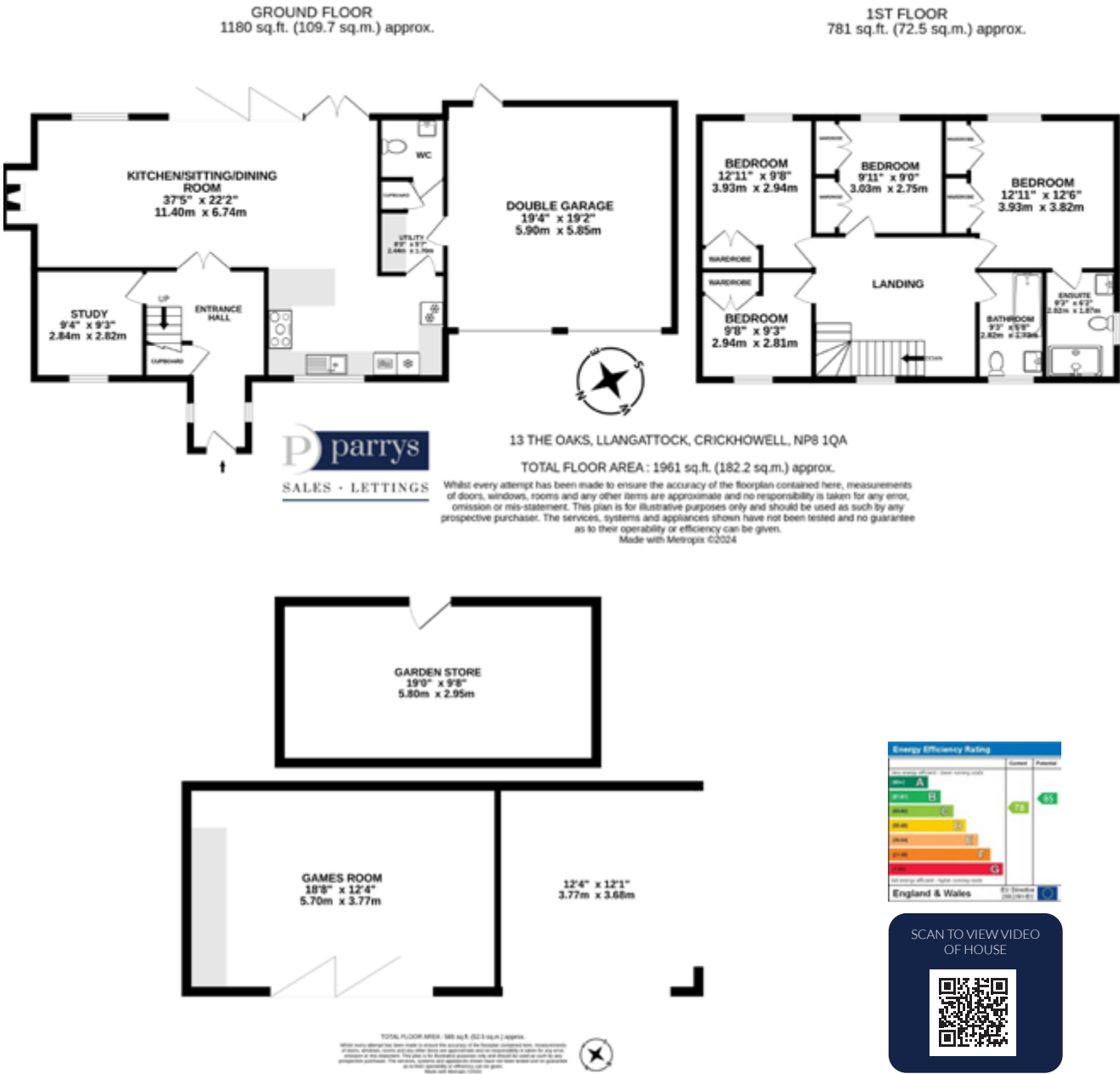
Broadband: Standard, superfast and ultrafast full fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach

Mobile: EE, Three, 02 and Vodafone limited indoors and likely outdoors. Please make your own enquiries via Ofcom.

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.

Title: Title number - CYM838984. A copy of which is available from Fine & Country.

Agent's Notes: There is a management company in place to look after to communal areas and the annual charge payable for this in 2024 was £345. Shared maintenance of private road with all residents of The Oaks to be kept clear at all times. Property is covered by HNBC warranty for 10 years from build. Not to erect or construct and building or structure without consent from the developer. Not to park any commercial vehicle on the property.





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