



Christie Residential

YOUR HOME, HANDLED WITH CARE

Tel: 01873 852221

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**Beaufort Avenue,
Llangattock**

O.I.E.O. £525,000

- ♥ Detached Bungalow
- ♥ Modernised And Extended
- ♥ Three Bedrooms
- ♥ Large Living Room





About this property

A modernised and extended three bedroom bungalow located in the sought after village of Llangattock, near Crickhowell, in the heart of the Bannau Brycheiniog National Park. Situated in a generous plot, and enjoying superb views of the surrounding countryside, the property has been substantially improved by the current owners to create a stylish modern home. The accommodation is bright and contemporary, all arranged on one level. There is a generous living room, an adjoining dining area with patio doors opening to the garden, and a fully upgraded kitchen complete with integrated appliances. Three bedrooms are accessed from the entrance hall, including a spacious principal bedroom with built-in wardrobes. The stylish family bathroom has been fully refitted with a modern suite and quality finishes. Externally, the property includes an integral garage with an electric roller door, where the boiler is located. The driveway provides parking for several vehicles. The front garden is enclosed by a low brick wall and laid mainly to lawn. The rear garden features a paved patio area with an electric awning, lawned area, gated side access, and a timber summerhouse. Both gardens enjoy exceptional views of the surrounding countryside.

About the location

The village of Llangattock is located in an area of outstanding natural beauty in the Brecon Beacons National Park on the banks of the River Usk. The village has a thriving community which includes the well regarded primary school, and there are also two popular pubs 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.

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 and take the first left into Park Drive, then second right into Beaufort Avenue. The property can be found on the right hand side. The What3Words location is: maker.belonging.lightbulb

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 80 Mbps. 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

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.

GROUND FLOOR

APPROX. 132.2 SQ. METRES (1423.2 SQ. FEET)



TOTAL AREA: APPROX. 132.2 SQ. METRES (1423.2 SQ. FEET)

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



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