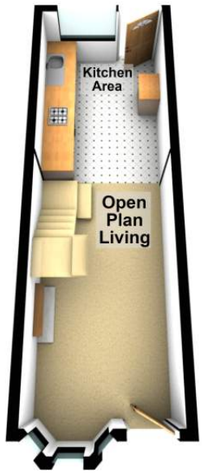
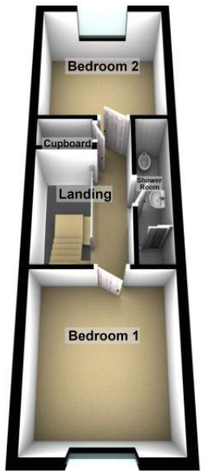
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Ground Floor



First Floor





Viewing: **01873 810 213** Website: **www.ctf-uk.com** Email: **crickhowell@ctf-uk.com**

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

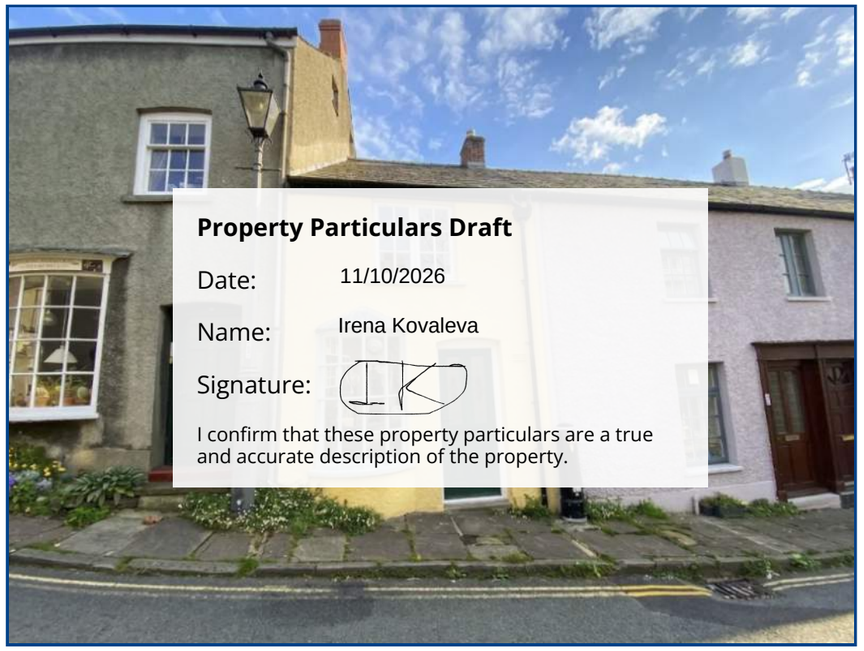
Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Bridge Street
Crickhowell
Powys
NP8 1AR

£850 Monthly



Property Particulars Draft

Date: 11/10/2026

Name: Irena Kovaleva

Signature:

I confirm that these property particulars are a true and accurate description of the property.









- Attractive mid-terraced cottage.
- Two Bedrooms
- Open plan living / kitchen area
- Gas central heating
- Short walk from Crickhowelltow centre
- Holding deposit of £100 is payable
- Bond £950 is payable

General Description

EPC Rating: C

A well-located mid-terrace cottage, ideally situated on the popular Bridge Street, just a short stroll from Crickhowell town centre and its range of independent shops, cafés and amenities. The accommodation is arranged over two floors and briefly comprises an open-plan sitting room and kitchen to the ground floor, with two bedrooms and a shower room to the first floor. Externally, there is a small enclosed rear area, providing useful space for bin storage. EPC C69.

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Bridge Street, Crickhowell, Powys, NP8 1AR

Property Description
A charmingly located mid-terrace cottage, ideally positioned on a popular residential street just a couple of minutes' walk from Crickhowell town centre and its range of independent shops and amenities.

The accommodation is arranged over two floors and briefly comprises an open-plan sitting room and kitchen to the ground floor, with two bedrooms and a shower room to the first floor. To the rear of the property is a small outside area. Further benefits include partial secondary glazing and gas central heating.

Situated within the beautiful surroundings of the Bannau Brycheiniog (Brecon Beacons) National Park, the popular market town of Crickhowell offers an excellent range of independent shops, restaurants, cafés and hotels. The town also benefits from a library, health centre and well-regarded primary and secondary schools.

For commuters, there is convenient access to the local road network, with Abergavenny approximately a 15 minute drive away. Abergavenny railway station provides connections to the wider rail network, including intercity services via Newport. Further rail links are also available from Ebbw Vale.

Ground Floor

Open Plan Lounge/Kitchen
With part glazed entrance door, mat well, coal effect gas fire with wooden mantel and surround, bay window with secondary glazing, carpet, modern radiator, power points, tv aerial point, carpeted staircase off to the first floor, open plan onto...

Kitchen Area
With range of wooden wall and base units, laminate work surface with tiled splash back, stainless steel sink with mixer tap over, four ring electric hob with extractor hood over, under counter oven/grill, washing machine, slim line dishwasher and fridge/freezer, tiled floor, window and half glazed uPVC door to outside space.

First Floor

Landing

Bedroom 1
With carpet, radiator, power points, telephone point, window to rear.

Bridge Street, Crickhowell, Powys, NP8 1AR

Bedroom 2
With carpet, radiator, power points, telephone point, window to rear.

Shower Room & WC
With mixer shower with rain shower overhead, tiled cubicle, bi fold door, mechanical ventilation, vinyl flooring, pedestal wash hand basin, WC, radiator, skylight.

External

Courtyard
There is a small courtyard space for bin storage to the rear of the property.

Agents Note
Natural Resource Wales indicates that this postcode is at a low risk of flooding.

Broadband and Mobile phone
Ultrafast broadband is shown to be available in the area along with good mobile signal outdoor. This is for guidance only and we recommend that you should check with your provider.

Holding Deposit
£100 holding fee required to secure a property. referencing and credit checks must be completed within 15 days of the Holding Fee being taken. This will be refunded against the bond on the commencement of the tenancy unless the tenant fails referencing due to misleading information or aborts the let, in which case, it will be retained.

Bond.
In the sum of £950 to be paid and held throughout the duration of the tennancy and repayable on the termination of the occupancy on the proviso of the property being returned in its original state of condition as at the inception of the tenancy.

Services
Mains Electric, Mains Gas, Mains Water, Mains Drainage

Council Tax
C

Directions
From our office walk down the High Street, past the shops and continue until you get to the junction (by the former police station) on your right. `Bear righ at this junction onto Bridge Street and the property will be found about half way along on the left hand side.





