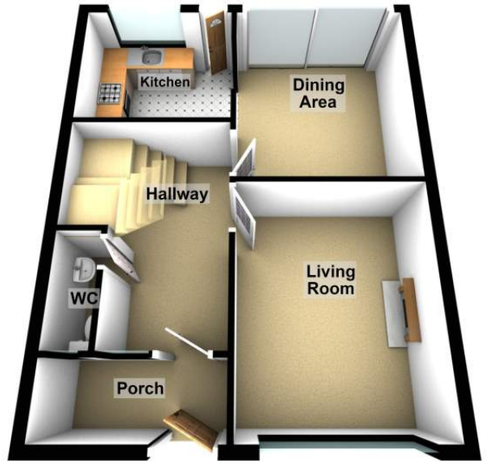
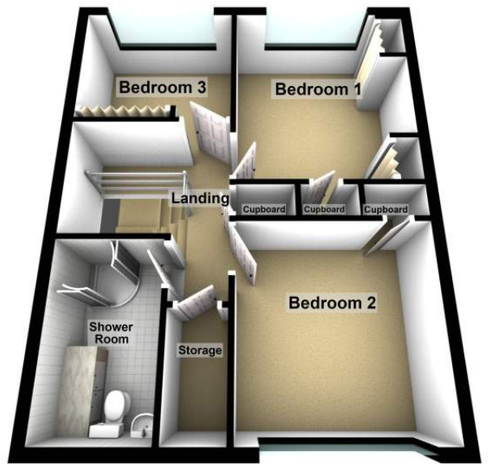
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Ground Floor



First Floor



Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Glan Yr Afon
Castle Road
Crickhowell
Powys
NP8 1AP

£1,150 Monthly



Property Particulars Draft

Date: 11/16/2026

Name: Russell Wood
Jane Wood

Signature: *Jane and Russell Wood*
Jane and Russell Wood

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









- End terraced house
- Three bedrooms.
- Gas central heating and double glazing
- Easily managed gardens
- Superb Location, Short walk to town centre

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

General Description

EPC Rating: D

An attractive three-bedroom end-terrace house conveniently situated within a short walk of Crickhowell town centre. The property offers well-proportioned accommodation comprising two reception rooms a kitchen and ground floor WC with three bedrooms and a shower room to the first floor. Outside there are manageable front and rear gardens while further benefits include gas central heating double glazing and lovely southerly views. EPC D59.

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.

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Glan Yr Afon Castle Road Crickhowell Powys NP8 1AP

Property Description
Situated just a short convenient walk from the vibrant shops and amenities of Crickhowell town centre this superbly located three-bedroom end-of-terrace property presents a fantastic rental opportunity in the heart of the Bannau Brycheiniog (Brecon Beacons) National Park. The ground-floor accommodation briefly comprises an entrance porch a convenient ground-floor WC two bright reception rooms including a cozy lounge with a decorative fireplace surround and a separate dining area with sliding patio doors opening onto the garden alongside a fitted kitchen equipped with ample cabinetry worktop space and plumbing for appliances. Upstairs the home offers three comfortable bedroomsincluding a master bedroom complete with extensive built-in wooden storageand a fully tiled family shower room with a corner cubicle. Benefiting from gas central heating double glazing throughout. Externally it enjoys low-maintenance front and rear paved patio gardens with a useful outdoor shed. Crickhowell offers a renowned selection of independent shops restaurants a health centre library and well-regarded primary and secondary schools. Excellent road connections and a train station in nearby Abergavenny just a 15-minute drive away make this home perfectly positioned for those seeking high-quality country living with convenient commuting access.

Porch (3' 9" Max x 9' 1" Max) or (1.15m Max x 2.78m Max)
Double glazed uPVC entrance door, tiled floor, leading onto a double glazed uPVC door and side screen into...

Hallway (12' 10" Max x 6' 5" Max) or (3.90m Max x 1.96m Max)
With carpet, radiator, power points, staircase off to first floor, under stair store cupboard, door into...

Living Room (10' 5" Max x 13' 1" Max) or (3.18m Max x 3.99m Max)
With carpet, power points, radiator, decorative fireplace with tiled hearth, double glazed window.

Kitchen (9' 7" Max x 7' 9" Max) or (2.93m Max x 2.37m Max)
With wall and base units in white, stainless steel sink unit, ceramic tiled splash back, inset gas hob with oven and grill below, vinyl floor covering, washing machine, fridge freezer, double glazed window, power points, double glazed door to outside.

Dining Area (10' 5" Max x 10' 11" Max) or (3.17m Max x 3.32m Max)
With carpet, radiator, power points, sliding double glazed doors to garden.

Downstairs Toilet (6' 2" Max x 2' 10" Max) or (1.88m Max x 0.87m Max)
Low - level WC, vanity wash hand basin, frosted window.

First Floor.

Landing
With built in airing cupboard, built in store cupboard, power point.

Bedroom 1 (10' 4" Max x 11' 1" Max) or (3.14m Max x 3.39m Max)
With carpet, radiator, power points, built in wardrobe, double glazed window.

Bedroom 2 (10' 5" Max x 10' 9" Max) or (3.17m Max x 3.27m Max)
With carpet, radiator, power points, double glazed window, fitted wardrobes.

Bedroom 3 (7' 10" Max x 9' 9" Max) or (2.39m Max x 2.97m Max)
With carpet, radiator, power points, double glazed window, fitted wardrobes.

Shower Room (6' 2" Max x 6' 4" Max) or (1.88m Max x 1.94m Max)
With corner shower unit with mixer shower, pedestal wash hand basin, WC, walls fully tiled vinyl floor covering, radiator.

External

Front External
To the front of the property is a front garden, part decked and part paved with a small pond.

Rear Courtyard
To the rear is a paved garden with raised borders and garden store shed.

Council Tax
D.

Agents Note
National resources Wales indicates that this postcode is at a very low risk of flooding.

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

Holding Deposit
Holding deposit of £100.00 is payable to secure the property. Referencing and Credit Checks must be completed within 15 Days of the holding deposit being taken. This will be refunded on the commencement of the contract unless the contract holder fails referencing due to misleading information or aborts the contract in which case it will be retained.

Bond.
In the sum of £1250.00 to be paid and held throughout the duration of the contract and repayable on the termination of the occupancy on the proviso of the property being returned in its original state of condition as at inception of the contract .

Services
Mains Electric Mains Gas Mains Drainage Mains Water

Directions
From our office in Crickhowell head east on the A40 towards Abergavenny as you leave the town take the first right hand turn onto Castle Road Glan Yr Afon will be found a short distance along on the left hand side.



