

Ty Berllan House

Llanbedr Road, Crickhowell NP8 1BT

Estate Agents

Taylor & Co

Abergavenny

Asking Price  
£450,000

# Ty Berllan House, Llanbedr Road

Crickhowell, Powys NP8 1BT

Three bedroomed generously proportioned semi-detached family home situated within walking distance of Crickhowell High Street

Private cul-de-sac setting within walking distance to both primary and high schools

Two dual aspect reception rooms | Kitchen | Sunroom | Ground floor cloakroom

Two first floor bedrooms with hillside views | Four piece family bathroom suite | Second floor dual aspect bedroom

Pretty, paved courtyard style garden brimming with roses and clematis | On street parking | No connected chain

**In an exceptional cul-de-sac location within walking distance of Crickhowell High Street, is this stone dressed, three bedroomed semi-detached family home sitting in a pretty, rose planted courtyard style garden and enjoying views towards Dardy and Llangattock Hillside. Generously proportioned, the accommodation includes two dual aspect reception rooms and a spacious kitchen with sunroom and cloakroom on the ground floor, plus three bedrooms which are planned over the first and second floor, being served by a four piece bathroom suite. For buyers wanted to be able to stroll into town, this home enjoys gated access to a pedestrian route away from the road and into town. Both the high school and the primary school are within walking distance too, as are the many cafes and pubs which make up this vibrant town. Parking is on street but there is the potential to create a parking area in the garden, subject to the necessary consent. The property is offered to the market with no connected chain.**

**SITUATION** | Crickhowell is a vibrant and historical market town, set in stunning Bannau Brycheiniog - Brecon Beacons National Park scenery on the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism and visitors.

Winner of the first Best High Street in Britain Award, the town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butchers, delicatessen, family hardware store, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, book shop with visiting

authors, tourist information centre, library, tennis courts and cricket pitch.

Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants and hotels - including The Bear, open since 1432 - local community halls and a church. The area is well served by favoured schools for all ages and is very popular with young families as well as having an active senior community with many societies, clubs, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the larger Monmouthshire market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London and Bristol via Newport, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

## ACCOMMODATION

**STORM PORCH TO ENTRANCE HALLWAY** | Double glazed entrance door with picture window above, staircase to the first floor, radiator. A set of glazed doors with leaded lights open into:

**DUAL ASPECT LIVING ROOM** | Bay window with window seating and double glazed windows to the front aspect with views towards Llangattock Hillside, further window to the side, cornice ceiling, fireplace with open grate and decorative tiled slip surrounds on a slate hearth, radiator. A set of glazed panelled doors with leaded lights open into:

**DUAL ASPECT DINING ROOM** | Double glazed windows to the side and rear aspects, partial barrel ceiling with cornicing, radiator, fireplace (not in use), wood style laminate flooring, understairs cupboard housing electricity consumer unit. A set of steps leads up to:

**KITCHEN** | The kitchen is fitted with an extensive range of wooden cabinets in a contemporary sage green colour wash finish with complementary door furniture, contrasting laminate worktops with matching upstands, inset sink unit, space for electric cooker, fridge/freezer and dishwasher wood framed window overlooking the sunroom, wood style laminate flooring. A glazed panelled door opens into:

**SUNROOM** | Polycarbonate sloping roof, double glazed windows to two sides, double glazed door opening into the garden, partly exposed stone walling, radiator, tiled floor. Door to useful **storeroom**, with lighting, solid floor, power. From the sunroom, a door opens to:

**CLOAKROOM** | Lavatory, wash hand basin, window, radiator, wood style laminate flooring.

## FIRST FLOOR

**LANDING** | Inbuilt storage cupboard, door opening to a staircase leading to the second floor bedroom.

**BEDROOM ONE** | Two double glazed windows to the front aspect affording a view towards Dardy and Llangattock Hillside, radiator.

**BEDROOM TWO** | Double glazed window to the rear aspect, inbuilt cupboards, radiator.

**FOUR PIECE FAMILY BATHROOM** | Fitted with a white suite to include a panelled bath, shower cubicle with electric shower, wash hand basin, lavatory, frosted double glazed window, ceiling spotlights, radiator, airing cupboard.

## **SECOND FLOOR**

**LANDING** | Radiator to stairwell area with stairs leading to:

**DUAL ASPECT BEDROOM THREE** | Velux windows to the front and rear aspects offering hillside views, eaves storage cupboards, one of which houses the central heating boiler.

## **OUTSIDE**

**FRONT** | The property is approached via a wrought iron gate with stone walling to the side which opens into a garden forecourt. The garden is paved and leads to the side of the house and the rear garden. The property has the added benefit of a pedestrian right of access via a locked gate to a short walking route into the town centre.

**REAR GARDEN** | The garden is paved for ease of maintenance and has a delightful stone wall enclosed seating area with a rose clad arbour which opens into a block paviour landscaped area which is surrounded by borders brimming with roses, dahlias, clematis and wild geraniums and features a circular display area with stepping stone pathway to each side. A paved pathway runs alongside the house and leads to a further paved seating area with steps opening to a patio and a garden shed at the rear. Modest in size, this garden has heaps of character and has been sensitively planned to make maximum use of the space. Outside water tap, external lighting.

## **GARDEN**



## **GENERAL**

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the property.

**Council Tax** | Band E (Powys County Council)

**EPC Rating** | Band D

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA924507. There are no restrictive covenants associated with the property. The house is approached over a private road owned by neighbouring properties. Whilst there is no formal easement in place for access to the property, the vendor has historically parked a vehicle outside of the house, but this privilege is not guaranteed.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. The property has been altered since first construction to both the rear and a conversion of the loft into a bedroom. None of the developments have been undertaken under the ownership of the vendor, but they do have building regulations compliance documentation available to support the loft conversion.

**Broadband** | Fibre to the cabinet and copper wire connection available to the property according to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

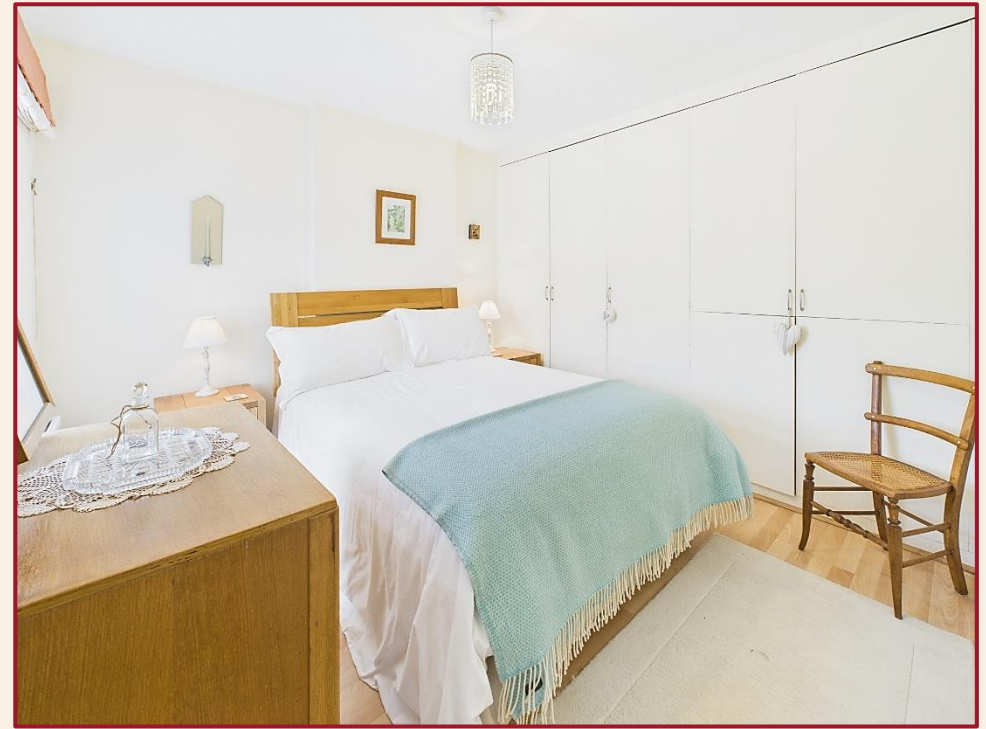
**Viewing Strictly by appointment with the Agents**

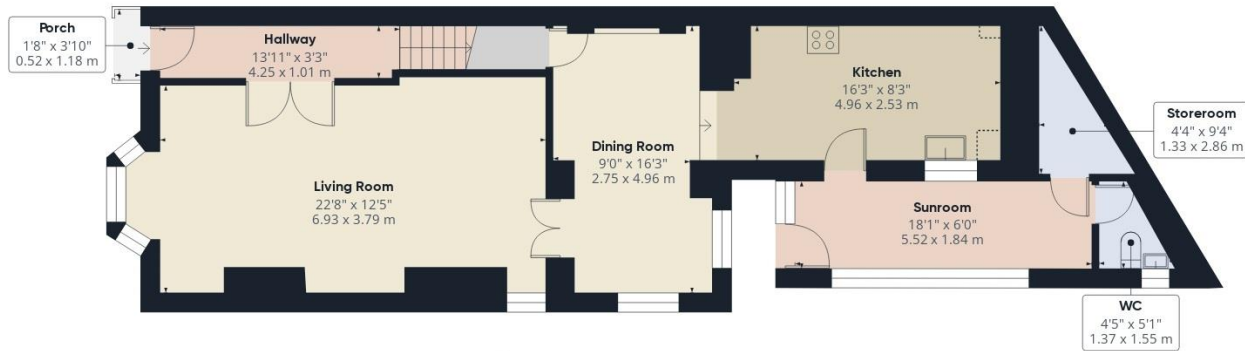
T 01873 564424

E [abergavenny@taylorandcoproperty.co.uk](mailto:abergavenny@taylorandcoproperty.co.uk)

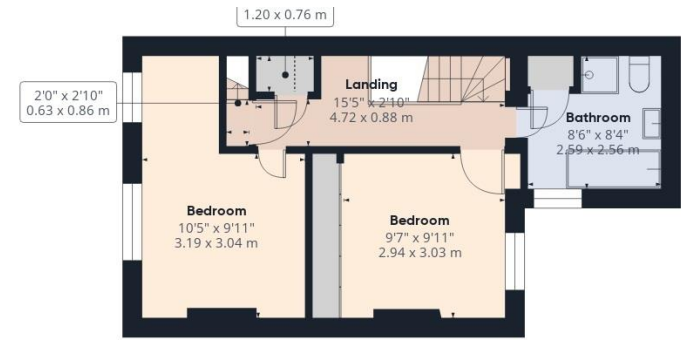
**Reference** AB489







Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1408 ft<sup>2</sup>  
 130.9 m<sup>2</sup>

**Balconies and terraces**

6 ft<sup>2</sup>  
 0.6 m<sup>2</sup>

**Reduced headroom**

100 ft<sup>2</sup>  
 9.3 m<sup>2</sup>

Reduced headroom

..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**GIRAFFE360**

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.