Estate Agents

Taylor & Co

Abergavenny

Beaufort Avenue

Llangattock, Crickhowell NP8 1PN

Asking Price

£585,000

Beaufort Avenue

Llangattock, Crickhowell, Powys NP8 1PN

Generously sized detached family home with extended accommodation of about 1770 ft2 / 164 m2
Three bedrooms | Three reception rooms | Sunroom | Kitchen / breakfast room | Utility room | Cloakroom / WC
Principal bedroom with en-suite bathroom & a separate family shower room
Two driveways, off street parking, carport & integral garage | Beautiful gardens with hillside views of the Sugar Loaf and the Black Mountains
Village location within walking distance of a favoured primary school and the local pub | Countryside, river & canal walks all close-by

This is a super-sized three bedroomed detached family home offering a generous amount of accommodation planned over one floor. Sitting in beautiful gardens with exceptional southerly views of Llangattock Hillside and in the opposite direction towards the peak of the Sugar Loaf Mountain, this home enjoys an excellent setting in the popular village of Llangattock which is situated just across the river bridge from the pretty market town of Crickhowell in the Bannau Brycheiniog National Park.

This home has been recently upgraded by its owners to include new roofs to both the bungalow and the sunroom, a new en-suite bathroom to the principal bedroom, new flooring and re-decoration throughout, plus a new entrance door and some replacement windows to allow the light to better circulate and the hillside views to shine through. Overall, the accommodation includes three bedrooms, three reception rooms, a sunroom, a modern kitchen / breakfast room with new granite worktops and a central island unit, a separate utility room and a newly fitted cloakroom / wc.

Outside, there is plenty of parking on its two driveways, plus an integral garage with electric door and a carport to the front. Gated access leads into the garden at the rear which has been dog-proofed with the installation of new fencing supporting the mature hedging around the boundaries. The lawn is bordered by two seating areas by the sunroom and at the top of the garden providing several seating choices from which to admire the surrounding view.

SITUATION | Llangattock is a favoured residential village set amongst the stunning scenery of the Brecon Beacons National Park alongside the banks of the River Usk with the popular market town of Crickhowell lying just across the river bridge. The Monmouthshire and Brecon Canal passes through the village which is home to a thriving community and St Catwg's Church, which is believed to be one of the oldest churches in Wales, dating from the 6th Century.

Winner of the Best High Street in Britain in the Great British High Street Awards, Crickhowell and the surrounding villages are highly regarded amongst the walking community and are a haven for both walkers and tourists alike. The town is famed for its family run and independent businesses including several grocers, a butcher, a delicatessen, a baker, Wales's first zero waste shop, and a newsagent/post office. In addition, there are several individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information centre.

Crickhowell also benefits from dentist surgeries, a health centre, a garage, and the iconic Webbs hardware store. There are numerous public houses, gastro pubs and restaurants, and no description of Crickhowell would be complete without mentioning The Bear which has been serving customers since 1432 and stands in a prominent position at the head of the high street in the centre of this bustling town.

The area is also well served for schools for all ages, both of which are fêted in both the local area and further afield too. Children enjoy the facilities of schools in both Llangattock and Crickhowell but do travel further afield to Christ College in Brecon and

the Monmouth Haberdashers' schools which are easily accessible.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, supermarkets, and many well-known high street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. Abergavenny railway station has regular services into central London via Newport, whilst road links at the Hardwick roundabout give easy access to the motorway for Bristol, Birmingham, the Southwest and London and "A" routes for Monmouth, Hereford, Cwmbran, and Cardiff.

ACCOMMODATION

The accommodation is arranged over one floor and in brief comprises:
Entrance Hallway with cloakroom / WC
Living Room with fireplace & hillside views
Dining Room with hillside views
Sitting Room
Kitchen / Breakfast Room with granite work tops
Sunroom
Utility Room
Bedroom One with en-suite bathroom
Bedroom Two with fitted wardrobes
Bedroom Three
Family shower suite

OUTSIDE

FRONT GARDEN | The property is set back from the roadside and has the added benefit of having two tarmacadam driveways to either side of a central lawn providing off road parking for approximately four average size cars. There is gated access to one of the driveways, the other being open and leading to the front door, carport with electric charging point and **INTEGRAL GARAGE** | Electric garage door, lighting, power, wall mounted consumer unit.

REAR GARDEN | This delightful garden is surrounded by mature hedging to three sides encompassing dog proof fencing for added security and peace of mind for dog owners. A curved paved patio adjoins the bungalow providing an excellent seating spot from which to enjoy the hillside views towards Llangattock Hillside, Table Mountain and The Darren. A shaped slate chipped rockery to the western side of the garden incorporates a further shingled seating area with space for a BBQ for those wishing to dine outdoors. Gated access to the front, external water supply.

GENERAL

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

Services | Mains electric, gas, water and drainage are connected.

Council Tax | Band F (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 WA652028. There are no restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to the Bannau Brycheiniog planning authority.

Broadband | Standard and superfast available according to Ofcom.

Mobile network | Likely O2 indoor signal, limited Three, EE & Vodafone indoor coverage, according to Ofcom.

Viewing Strictly by appointment with the Agents
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Reference AB556

Floorplan

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Approximate total area(1)
1805 ft²
167.8 m²

(1) Excluding balconies and terraces

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

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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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