



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

Danygrug Crickhowell Powys.

Price **£1,250 Monthly**



- Lovely semi detached property
- Within easy reach of Crickhowell High Street
- Recently renovated kitchen/breakfast room
- Gardens to front and rear
- Ground floor WC and first floor bathroom
- Attic room with lovely far reaching views
- Gas heating system
- Holding deposit £100 required
- Available immediately



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

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Professional Services

Our 14 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.

General Description

Superbly located semi detached property situated within walking distance of the ever popular Crickhowell High Street and easy reach of local amenities including the well regarded Primary and Secondary schools. The property has recently undergone some improvements which include a new kitchen/breakfast room and ground floor WC and benefits from gas heating, double glazing plus front and rear gardens. EPC D57

EPC Rating: D57

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Property Description

Lovely semi detached property conveniently situated within walking distance to the ever popular Brecon Beacons National Park Crickhowell High Street and local amenities. The property sits in a slightly elevated position with lovely far reaching first floor views of the surrounding countryside.

The property offers hallway, WC, good size sitting/ dining room, recently renovated kitchen/breakfast room, two double bedrooms and an attic room, plus good size first floor landing area (formerly bedroom 3). The property further benefits from gas central heating and double glazing, front and rear gardens.

Crickhowell is a popular small market town situated within the Brecon Beacons National Park. It has a lovely range of individual local shops, restaurants etc. There is also a library, health centre and well regarded Primary and Secondary schools. There are good links into the local trunk road network and there is a train station in Abergavenny which is about a fifteen minute drive away and links into the intercity network via Newport.

Ground Floor

Hallway

With radiator, PVC double glazed window to side aspect, carpeted stairs to first floor, panel door to ...

W.C. (3' 6" x 5' 8") or (1.06m x 1.73m)

With low level WC, vanity wash hand basin with mixer tap and storage under, wall mounted chrome towel rail/radiator, papered feature wall, laminate wood effect flooring.

Sitting Room / Dining Room (24' 7" x 11' 6") or (7.50m x 3.50m)

With carpet, power points, two radiators, PVC double glazed windows to front and rear aspect, log burner, panel door to ...

Kitchen / Breakfast Room (21' 0" x 9' 4") or (6.40m x 2.85m)

Recently fitted with a range of modern base and wall units with built in electric oven, induction hob over and extractor fan above, wood grain effect preparation surface, inset stainless steel one and a half bowl sink, with single drainer and mixer tap, radiator, power points, wall mounted electric heater, vaulted ceiling, PVC double glazed windows, PVC double glazed door to rear garden.

First Floor

With carpet, window to side aspect, stairs to attic room, open through to study area with radiator, power points and double glazed window to front aspect (this area was formerly bedroom 3).

Landing

Bedroom 1 (11' 7" x 11' 7" Max) or (3.53m x 3.52m Max)

With carpet, power points, radiator, PVC double glazed window to rear aspect, built in storage cupboard, tiled feature fireplace.

Bedroom 2 (13' 1" x 9' 2" Max) or (3.98m x 2.80m Max)

With stained floorboards, power points, radiator, Built in storage cupboard, built in wardrobes with clothes hanging rail, housing Ideal Logic+ gas combination boiler, tiled fireplace.

Attic Room (12' 7" x 16' 9" Max) or (3.83m x 5.11m Max)

With carpet, power points, five Velux windows with blinds to the roof.

Outside

Front

Enclosed front garden mainly laid to lawn with shrub and tree borders, pathway to front entrance and around to the side.

Rear

Enclosed rear garden mainly laid to lawn, timber built shed.

Council Tax

Band E, chargeable at a rate of £2308.47 for the year 2023/24

Holding Deposit

Holding deposit of £100 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 £1350 to be paid and held throughout the duration of the contract and repayable on the termination of occupancy on the proviso of the property being returned in it's original state of condition as at inception of the contract.

Services

Mains electricity, mains water, mains gas, mains drainage

Directions

From our office proceed West along the A40 passing the petrol station on your right, take your next right onto Llanbedr Road, proceed up the hill, Dan Y Grug can be found on your right hand side.

