



Estate Agents

Taylor & Co

Abergavenny

Llanbedr

Crickhowell NP8 1SR

Asking Price  
£400,000

# Llanbedr

Crickhowell, Powys NP8 1SR

Immaculately presented three bedroomed semi-detached family home in a popular village setting  
Sitting in divine landscaped gardens with a south facing aspect affording splendid views of the Black Mountains  
Open plan lounge / diner with a multi-fuel stove | Kitchen with oak cabinetry and curved granite work tops | All year round conservatory  
Utility room | Contemporary shower suites on both floors  
On Street Parking | Within 4 miles of the market town of Crickhowell

This stone dressed double fronted three bedroomed semi-detached period home is nestled in the heart of a popular village and sits in manicured landscaped gardens enjoying super views towards the Black Mountains of the Bannau Brycheiniog National Park. Immaculately presented and elegantly styled both outside and in, this is a much cherished family home which the owners have resided in and nurtured for over 30 years. Simply ready to move into, the property has been extensively cosmetically updated and refurbished and will suit buyers seeking a comfortable country retreat in a semi-rural position with larger towns and villages being just a short drive away.

Entered through a central porch, this inviting home leads into an open plan lounge / diner which although spanning the width of the house, a great delineation of the space and a large stone fireplace hosting a multi-fuel burner in the lounge area, in all makes this a cosy room to appreciate fabulous views of Pen Cerrig Calch and Table Mountain beyond. A doorway from the dining area opens into a stylish kitchen which is a particular feature of this lovely home being fitted with oak cabinetry in Somerset Sage

and flooring and curved granite worktops (Star Galaxy). The kitchen has quality integrated appliances and is served by an adjoining utility room, allowing washing and drying facilities to be kept away from the food prep area. For rest and relaxation surrounded by greenery, an all year round hardwood conservatory with underfloor heating is accessed via the kitchen and is a wonderful seating or additional dining area, offering an excellent outlook over the garden and enabling this versatile room to truly bring the outside into the home.

Upstairs, the three bedrooms all afford countryside and distant hillside views across the national park countryside, with the principal bedroom being fitted with a comprehensive range of wardrobes. There are shower suites on both the ground and first floors, each of which has a contemporary white suite.

Outside, the south facing garden is arranged with two seating areas and for the storage of garden tools and furniture, there are two useful outbuildings. The garden can be entered via gated access from the front, from

**a door in the utility room, or from double doors in the conservatory.**

**SITUATION** | Llanbedr is a small village situated approximately two miles from the larger market town of Crickhowell in the Bannau Brycheiniog National Park, an area which is popular with walkers and cyclists and a sought after region for home relocation, tourism, and visitors. Llanbedr has an active village community with events taking place in the village hall which provides a great space for leisure and entertainment activities. The village has its own pub, the Red Lion, which provides a welcome respite from the many walks that this scenic area has to offer, in addition to the Dragons Head, in the neighbouring village of Llangenny. For a slice of history and heritage, the local church of St Peter is home to a yew tree believed to be about 3,000 years old.

For shopping and schooling, head over by car or by foot to Crickhowell, which is a vibrant and historic small town, sitting alongside the River Usk. The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores,

butcher, delicatessen, bakery, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, award-winning independent book shop which attracts 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, choral society, and a thriving U3A. For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is about 7 miles away. The town's railway station has regular services into central London 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**

**The accommodation is planned over two floors as shown in brief below.**

### **GROUND FLOOR COMPRISING:**

Entrance Porch  
Lounge / Diner with multi-burner stove  
Kitchen with oak cabinets & granite worktops  
All year round Conservatory

Utility Room  
Ground Floor Shower Room

### **FIRST FLOOR COMPRISING:**

Landing  
Bedroom One  
Bedroom Two  
Bedroom Three  
Family Shower Room

## **OUTSIDE**

**FRONT GARDEN** | Enclosed stone walled garden courtyard.

**SOUTH FACING REAR GARDEN** | Sitting in divine gardens and enjoying splendid views towards the Sugar Loaf, this pretty, landscaped garden is manicured and well-tended and offers two separate seating spaces from which to enjoy the surrounding countryside views. Two neat lawns sit either side of a stone pathway which leads to the rear of the garden and a generously sized composite decked dining area with room for a table and chairs. The garden has planted flowerbed borders and adjoining the conservatory, an additional area for seating. Other benefits include two garden stone built outbuildings, external lighting, a water tap, and gated side access to the front of the property.

**PARKING** | Parking is on street.

## **GENERAL**

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

**Services** | Mains electric, water and drainage are connected to the house. Heating is provided by a combination of electric and a multi-fuel burner in the main reception room.

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

**EPC Rating** | Band E

**Flood Risk** | Very low flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA576871. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Full fibre broadband connected 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

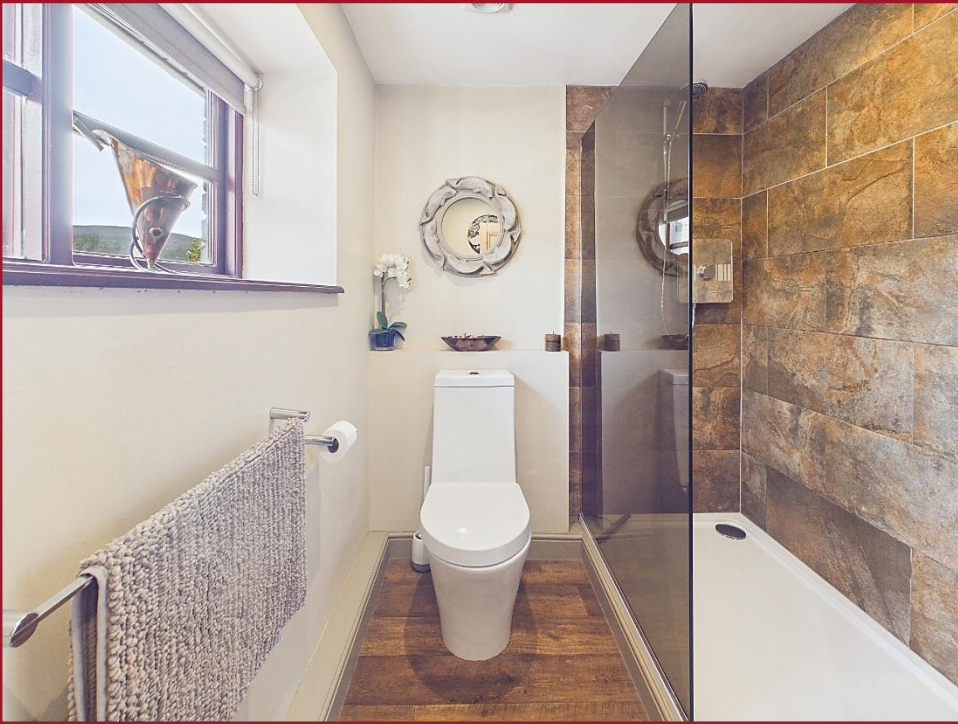
E abergavenny@taylorandcoproperty.co.uk

**Reference** AB547



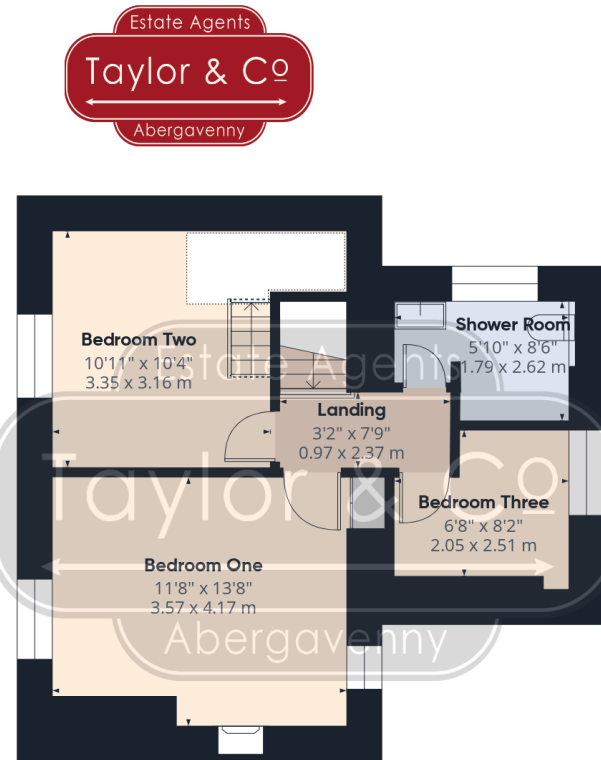
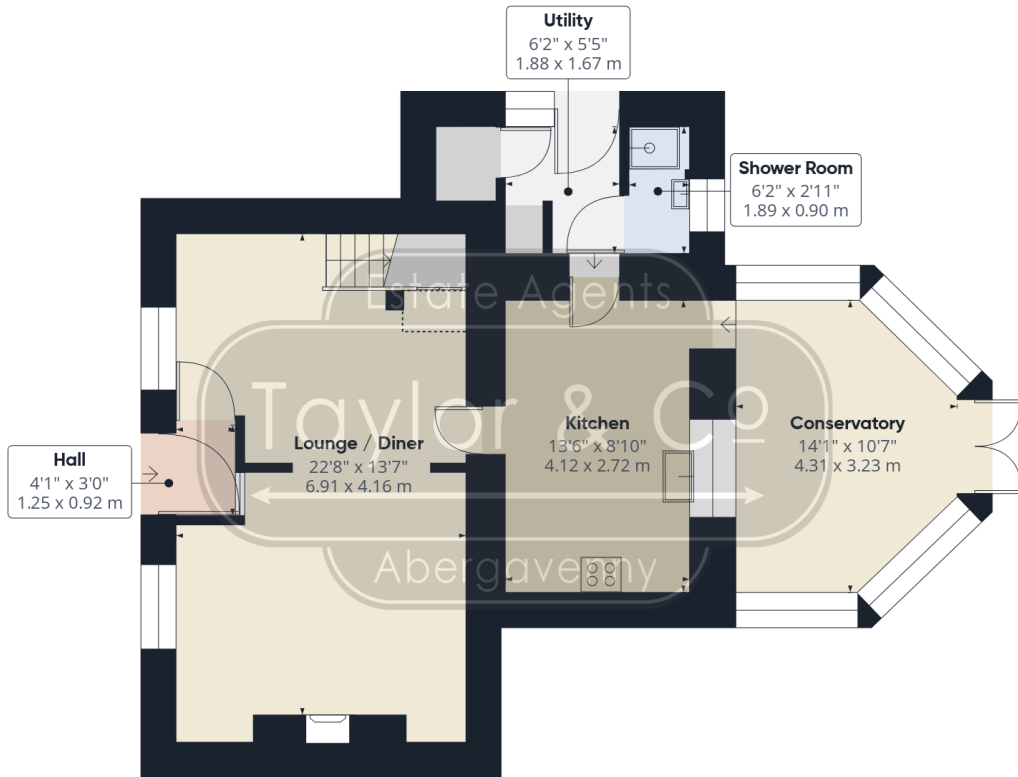








# Floorplan



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

1037 ft<sup>2</sup>  
96.4 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.