

## Crown Cottages

Llangattock, Crickhowell NP8 1PG

Estate Agents

Taylor & Co

Abergavenny

Asking Price

£199,500



# Crown Cottages

## Llangattock, Crickhowell, Powys NP8 1PG

Two bedroomed end of terrace stone dressed period property | Living room | Kitchen / diner | First floor bathroom | Garden with side access

Picturesque village location in Bannau Brycheiniog National Park

Walking distance to Crickhowell, the River Usk and the Monmouthshire & Brecon Canal | Array of gastro pubs, cafes & independent shops all close-by

Popular tourist area with walking & outdoor leisure activities all widely available

Excellent road links to Abergavenny & Brecon plus further afield to Cardiff & Bristol | Local public car park available nearby

Attractive proposition for primary residence or for investor buyers | Offered to the market with no onward chain

**This two bedroomed stone dressed period property is centrally positioned in the heart of the popular village of Llangattock in the Bannau Brycheiniog National Park, with the larger market town of Crickhowell close-by, being located just across the River Usk bridge. The cottage is neutrally decorated and offers comfortable accommodation to include a living room plus a kitchen/diner which opens into a garden at the rear; and a bathroom on the first floor serving the two bedrooms. Offered to the market with no onward chain, the cottage will certainly appeal to those seeking a primary residence as well as investor buyers.**

**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

**ENTRANCE** | Frosted partly glazed entrance door with twin casement windows to either side opens into:

**LIVING ROOM** | Fireplace with slate hearth with inbuilt storage cupboard to the chimney breast recess, wood style laminate flooring, staircase to the first floor with exposed stone wall to downstairs area, radiator. Door to:

**KITCHEN / DINER** | The kitchen is fitted with wall and base cabinets with a contrasting mix of laminate and wooden worktops over, inset sink unit, electric cooker point, space for washing machine, wall mounted Valliant boiler, radiator, casement window with door opening into the rear garden, pantry cupboard with power and light and space for a fridge, wood style laminate flooring.

**FIRST FLOOR LANDING** | Exposed floorboards.

**BEDROOM ONE** | Twin casement windows to the front aspect, loft access, inbuilt wardrobe, radiator, wood style laminate flooring.

**BEDROOM TWO** | Casement window to the rear aspect with a view towards Table Mountain, ceiling spotlights, radiator, exposed floorboards.

**BATHROOM** | Enamelled panelled bath with thermostatic shower mixer over, lavatory, wash hand basin, obscured window to the rear, shaver point, radiator, exposed floorboards.

### OUTSIDE

**REAR GARDEN** | A small patio adjoins the back of the property with a stone flagged pathway to one side of the lawned area. At the end of the garden is a brick-built storage shed. Gated access to the front of the property.

### GENERAL

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

**Services** | Mains gas, water, and drainage

**Council Tax** | Band C (Powys Council)

**EPC Rating** | Band D

**Viewing Strictly by appointment with the Agents**

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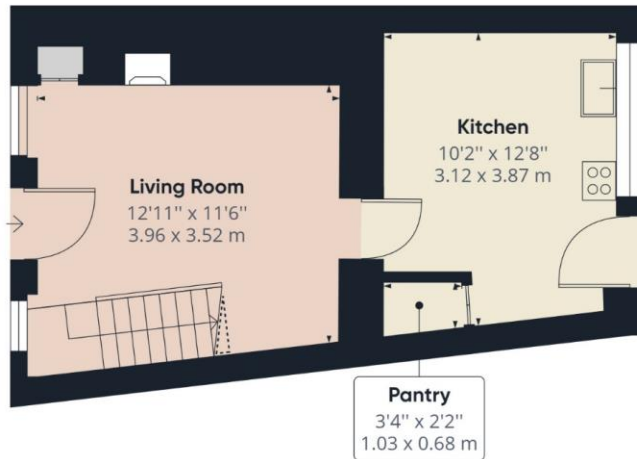
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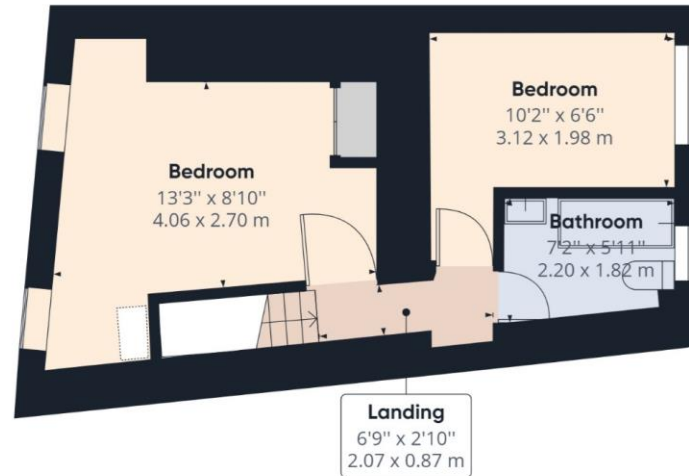


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Floor 0



Floor 1

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

574.78 ft<sup>2</sup>  
53.40 m<sup>2</sup>

**Reduced headroom**

15.27 ft<sup>2</sup>  
1.42 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PLANS AND PARTICULARS The particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

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