Ground Floor

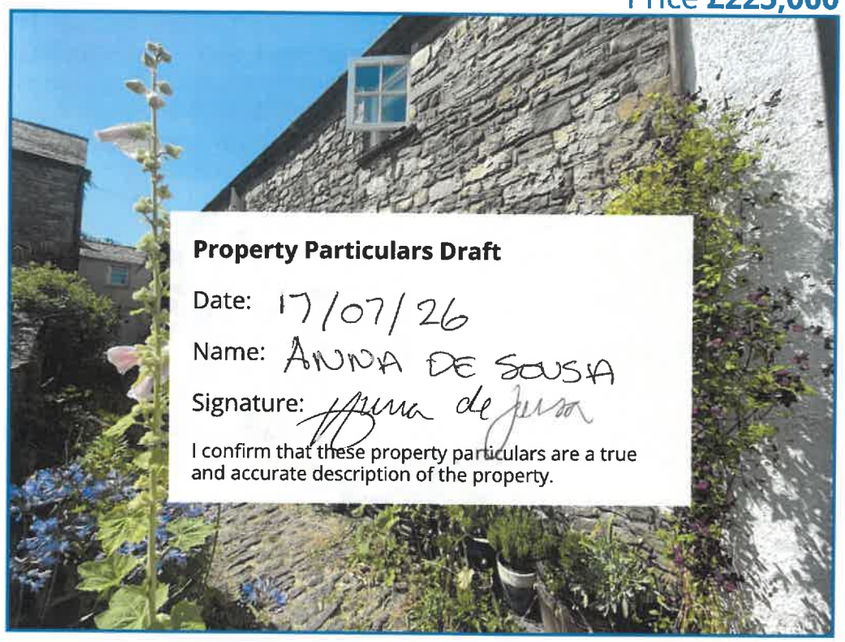


First Floor



Llangattock
Crickhowell
Powys.

Price **£225,000**











- Attractive stone cottage.
- Open plan sitting room/ kitchen.
- Two bedrooms.
- Set on a cobbled lane.
- Very well presented.
- Cosy and comfortable living.

General Description

EPC Rating: C69

A delightful two-bedroom stone cottage situated in the highly sought-after village of Llangattock. Full of character, the property features a cosy living room with exposed beams and a wood-burning stove, an open-plan fitted kitchen and dining area, and two bedrooms. Outside, the cottage benefits from an attractive enclosed rear garden with patio seating and mature planting, providing a peaceful space to relax. Ideally located within easy reach of Crickhowell and the Bannau Brycheiniog (Brecon Beacons) National Park, this charming home is perfect as a permanent residence, holiday retreat, or investment opportunity.

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

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Professional Services
Our 12 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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description
An attractive stone cottage situated on a charming cobbled lane in the old part of the National Park Village of Llangattock, and within the Crickhowell and Llangattock conservation area.
The cottage is very well presented with a wood burning stove, modern fitted kitchen, original stone wide, spiral staircase to the first floor where there are two bedrooms and a shower room, exposed ceiling beams, wooden framed double glazing etc. Outside there is a timber garden shed and a small shared courtyard garden.
Llangattock has its own well regarded Primary school, church, playing field, pub etc and is situated just a short drive or few minutes walk from Crickhowell, often features as one of the best places to live. Crickhowell is a popular small market town an award winning High Street with a good range of individual local shops, restaurants etc. There is a library, health centre and both primary and Secondary schools that are highly regarded. There are good road links into the local trunk road network and there is a train station situated in Abergavenny which is about a 15 minute drive away and links into the inter city network via Newport. There is also a train link from Ebbw Vale to Cardiff.

Ground Floor

Open Plan Kitchen / Dining / Sitting Room (16' 4" Max x 9' 9" Max) or (4.97m Max x 2.98m Max)
With part glazed wooden stable entrance door opening onto an open plan kitchen/ sitting room, with modern fitted kitchen in cream with wooden work top, inset stainless steel sink unit, ceramic tiled splash back, inset stainless steel electric hob with stainless steel extractor hood over , built under stainless steel electric oven/grill, space for a washing machine or fridge, ceramic tiled floor, attractive wood burning stove set into fireplace with slate hearth, painted timber ceiling beams, inset ceiling spotlights, wooden framed double glazed window, brushed steel power points, wall mounted electric programmable radiator.

There is a most attractive original stone staircase which winds up behind the fireplace to ....

First Floor

Llangattock, Crickhowell, Powys.

Landing
With carpet and fully programmable electric panel heater.

Bedroom 1 (11' 6" Max x 6' 5" Max) or (3.50m Max x 1.95m Max)
With carpet, power points, built in deep store cupboard, wooden framed double glazed windows, inset ceiling spotlights.

Bedroom 2 (10' 4" Max x 5' 5") or (3.15m Max x 1.65m)
With carpet, wall mounted electrical panel heater, power points, inset ceiling spotlight, double glazed wooden sky light, built in airing cupboard with lagged hot water cylinder and slatted wooden shelving.

Shower Room (7' 1" Max x 4' 1") or (2.15m Max x 1.25m)
With suite comprising electric shower, pedestal wash hand basin, WC, chrome electric vertical towel rail/ radiator, inset ceiling spotlight, mechanical ventilation.

Courtyard
To the rear of the terrace is a small area of communal garden. With its own shed.

Tenure
Freehold.

Broadband and Mobile phone
Good mobile coverage outdoors.
Standard superfast broadband.
We recommend you do check with your provider.

Services
Main electricity, water and drainage. Heating is via the wood burning stove and electric fully programmable radiators. Hot water via timer immersion switch.

Agents Notes
Very low flood risk.

Services
Mains electricity, mains water, mains gas, mains drainage

Directions
From our office in Crickhowell head west along the A40 and take the left hand turning down New Road opposite the petrol station, cross over Crickhowell Bridge, turn left and then next right into Llangattock village. Just past the Horseshoe public house take a right turn over the small bridge. Owens Row is the second on the left and is pedestrian only.





