



Estate Agents
Taylor & Co
Abergavenny

The Green

Llangenny Lane, Crickhowell NP8 1AN

Asking Price
£625,000

The Green

Llangenny Lane, Crickhowell, Powys NP8 1AN

A beautifully presented five bedroom detached family home | Sitting room | Study
28'5 open plan kitchen/diner /living room with integrated appliances & doors opening onto a patio
Principal bedroom with dressing area and en-suite shower room | Four further bedrooms
Family bathroom suite | Utility room & ground floor cloakroom | Exemplary presentation featuring sash & traditional windows plus Oak internal doors
Remainder of NHBC Guarantee (to 2027) | South facing enclosed garden with attractive patio | Driveway, car port and store
Ease of access to Crickhowell high street, doctors, dentists and schooling | **VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED**

This beautifully presented and highly energy efficient, five bedroom, detached family home sits in an attractive south facing garden affording views towards Llangattock hillside within a hugely popular and exclusive development created by Edenstone Homes in 2017. Situated on the periphery of the famous market town of Crickhowell amidst the stunning scenery of the Bannau Brycheiniog – Brecon Beacons – National Park, this home enjoys ease of access to the high street, primary and high schools and will suit buyers who desire a modern home fitted to a high standard with shops, services and amenities all close-by.

Entered through a central hallway with cloakroom, this family home has an exemplary internal presentation with solid oak internal doors complemented by a mixture of traditional and sash white double glazed windows. The two reception rooms to the front of the house are positioned either side of a staircase leading up to a galleried style landing. The hallway leads to a generously sized 28'5 attractively designed kitchen/dining/family room which has French doors and large twin windows to either side opening onto a sun terrace enjoying a southerly outlook towards Llangattock hillside. The integrated appliances in the kitchen are supported by a utility room which has a useful door connecting to the garden and parking area.

Upstairs, the five bedrooms are positioned around a galleried style landing. The principal bedroom suite has a rear aspect with distant hillside views and a walk through dressing area with fitted wardrobes to either side leading to a modern en-suite shower room; whilst the remaining bedrooms are served by a family bathroom suite.

SITUATION | Crickhowell is a vibrant and historical market town, set in stunning Bannau Brycheiniog - Brecon Beacons National Park scenery on the River Usk, popular with walkers and cyclists and a sought-after area for home relocation, tourism and visitors.

Winner of the first Best High Street in Britain Award, the town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butchers, delicatessen, family hardware store, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, book shop with 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, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the larger Monmouthshire market town of Abergavenny is just 6 miles away. Abergavenny's railway station has regular services into central London and Bristol 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 outlined in brief below.

GROUND	FLOOR	ACCOMMODATION
COMPRISING:		
Reception hall with staircase to the first floor		
Cloakroom/Toilet		
Sitting Room		
Study		
Large well fitted Kitchen/Dining/Living Room		
Utility Room		
FIRST FLOOR ACCOMMODATION COMPRISING:		
Landing		
Bedroom One with dressing Area and En Suite facility		
Bedroom Two		

Bedroom Three
Bedroom Four
Bedroom Five
Family Bathroom

OUTSIDE

The property is set behind a natural stone boundary wall from Llangenny Lane with an open storm porch over the front entrance. A pathway extends around one side giving access to the driveway and rear garden.

From the rear of the house the garden opens onto an attractively paved sun terrace that enjoys a southerly aspect and is landscaped with a variety of mature flower and shrub beds. A pedestrian entrance gate gives access to the driveway.

The driveway is approached from the rear through 'The Green' and includes a brick paviour parking area and covered car port leading to a large storeroom/workshop (formerly the garage).

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 to the property.

Council Tax | Band G (Powys County Council)

EPC Rating | Band B

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 CYM720977. There are 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 | Fibre broadband connection to the cabinet available. According to Openreach.

Mobile network | Three, EE, 02 & Vodaphone indoor coverage.

Viewing Strictly by appointment with the Agents

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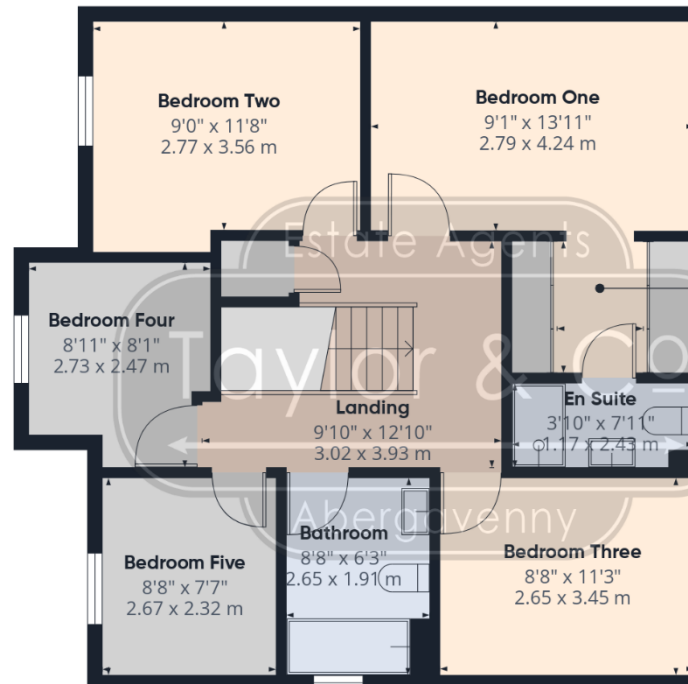
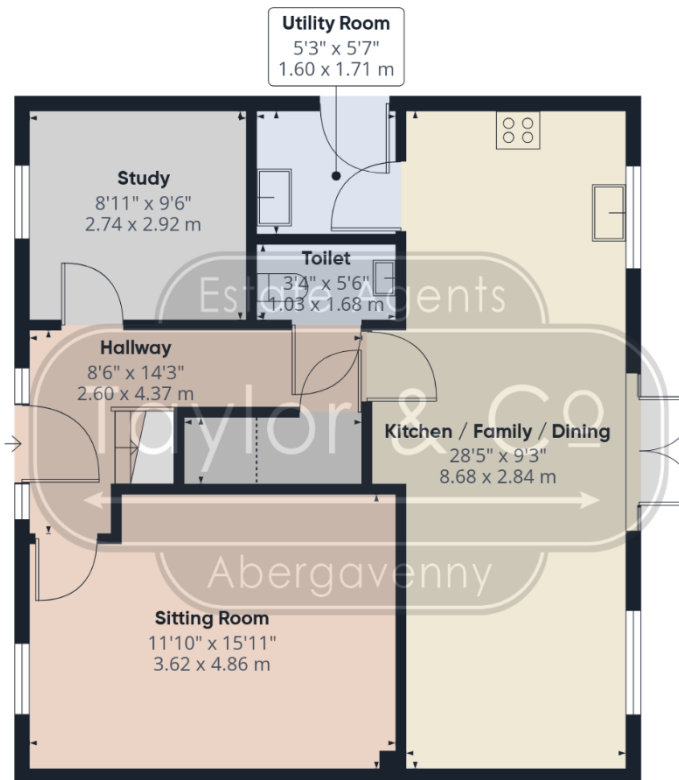


Floorplan

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Approximate total area⁽¹⁾

1395 ft²

129.4 m²

Reduced headroom

9 ft²

0.8 m²

(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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