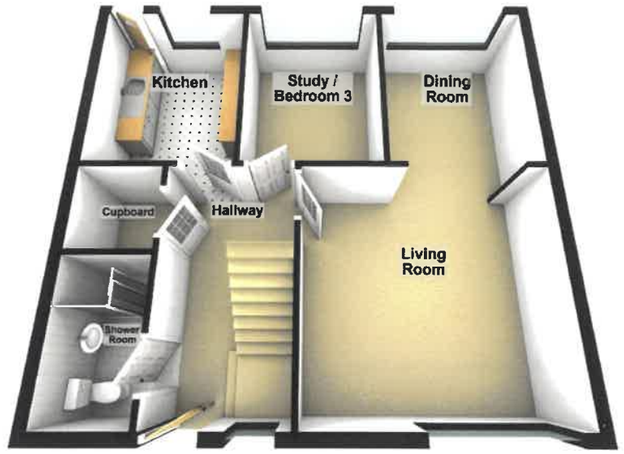
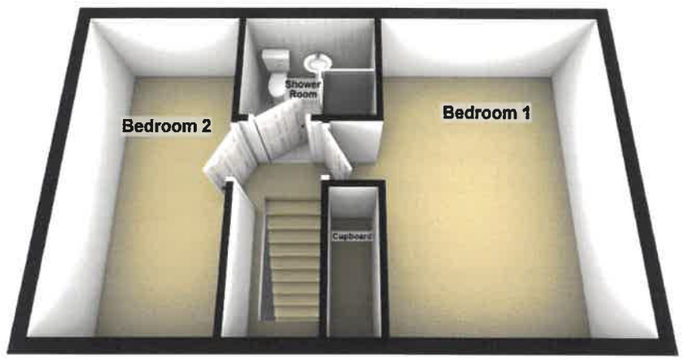
Ground Floor



First Floor









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

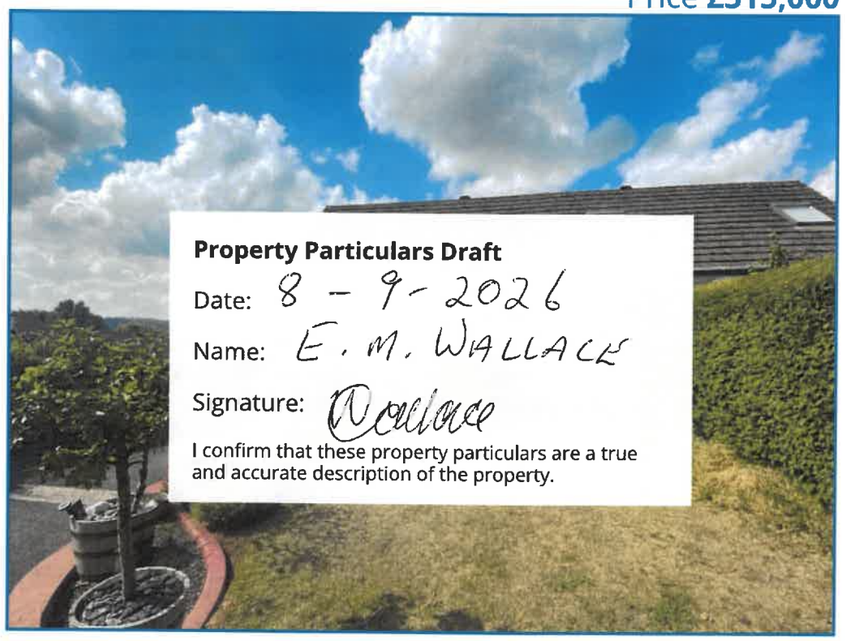
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Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

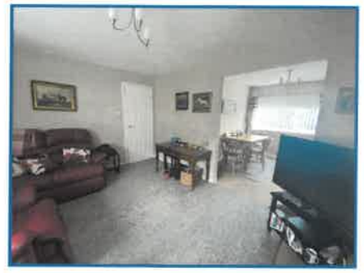
Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable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

Llanbedr Road
Crickhowell
Powys.

Price **£315,000**



Property Particulars Draft
Date: 8 - 9 - 2026
Name: E. M. WALLACE
Signature: Wallace
I confirm that these property particulars are a true and accurate description of the property.









- Charming Dormer Bungalow.
- Open-Plan Living & Dining.
- Versatile Accommodation.
- Substantial Storage.
- Useful Study/Home Office/ Third Bedroom.
- Two Shower Rooms.
- Economy 7 Heating.
- Beautiful Surrounding Countryside & Mountain Scenery.

General Description

EPC Rating: D57

Situated in the highly coveted town of Crickhowell—famed for its award-winning independent high street and stunning Brecon Beacons scenery—this versatile two-bedroom dormer bungalow offers flexible living with incredible extra space. Stepping past the multi-car driveway, a raised front balcony with an awning provides panoramic hillside views. Inside, a bright open-plan living and dining room connects to a modern kitchen, a ground-floor study / third bedroom, and a convenient shower room. Upstairs, two skylit bedrooms are served by a second shower room. The private, low-maintenance rear garden conceals the property's main surprise: an expansive under-house storage cellar offering unmatched space for storage. With endless mountain walks and local amenities on your doorstep, this home delivers an exceptional lifestyle in a prime location.

Llanbedr Road, Crickhowell, Powys.

Property Description

Nestled along the highly sought-after Llanbedr Road, this charming semi-detached dormer bungalow offers versatile living accommodation, impressive storage space, and picturesque countryside surroundings. Crickhowell is consistently celebrated as one of the most desirable market towns in South Wales, famous for its vibrant high street packed with independent shops, cozy pubs, local cafes, and a warm community spirit. Tucked right on the doorstep of the Bannau Brycheiniog (Brecon Beacons) National Park, the property enjoys direct access to world-class walking trails, stunning mountain views, and the scenic River Usk, while remaining well-connected to nearby Abergavenny for direct rail links and broader amenities.

With a generous side driveway providing ample off-road parking for multiple vehicles, the home greets you with a unique raised entrance complete with an overhead awning, this elevated front decking provides a sunny spot to take in the surrounding hillside views. Stepping inside, the ground floor features a bright and spacious open-plan living room that flows through a central archway directly into an adjoining dining area, ideal for both daily relaxation and entertaining. Adjacent to the living spaces sits a practical kitchen fitted with warm wood cabinetry, contrast worktops, and direct access to the rear garden, alongside a dedicated study room that provides a private space for home working or hobbies or could easily be a third bedroom. A convenient downstairs shower room serves the ground floor.
Upstairs, the dormer layout accommodates two well-proportioned bedrooms flooded with natural light from skylight windows, with the principal room benefiting from built-in eaves storage. A second shower room on this floor ensures comfortable and private living for household members and visitors alike.

The rear garden is thoughtfully landscaped for low maintenance, featuring raised vegetable beds, a timber shed, artificial lawn, and tall timber fencing for privacy. A particular highlight of the property is the substantial storage cellar, accessed via a small door in the rear garden. Spanning a vast footprint beneath the house, this lower-level area offers exceptional storage space.

This versatile home offers a fantastic opportunity to secure a property in a prime Crickhowell location.

Ground Floor

Hallway

Down Stairs Shower Room (8' 3" Max x 4' 8" Max) or (2.51m Max x 1.41m Max)

Large walk-in shower enclosure with sliding glass doors, grab rail, and fold-down shower seat. Pedestal wash hand basin with individual hot and cold taps, set against a half-tiled wall.Low-level WC. Frosted glass double-glazed window.Wall-mounted vanity mirror with a glass shelf, wall-mounted extraction unit, and a chrome heated towel rail.Bright turquoise and light grey painted walls paired with dark floor tiles.

Kitchen (10' 4" Max x 8' 6" Max) or (3.16m Max x 2.58m Max)

Traditional wooden wall and base units with dark contrasting worktops, open plate rack shelving, and neutral tiled splashbacks. Stainless steel oval sink with drainer and mixer tap.Freestanding space for a cooker/ oven, matching stainless steel chimney extractor hood, under-counter dishwasher, washing machine, and space for a tall fridge-freezer. Glazed UPVC rear door leading out, alongside a white internal door connecting to the hallway.Soft sage green painted walls paired with neutral ceramic floor tiles.

Study/Bedroom (9' 9" Max x 8' 0" Max) or (2.97m Max x 2.44m Max)

Warm neutral beige painted walls with a flat white ceiling .Front-facing double-glazed window fitted with white vertical blinds. Fitted neutral carpet.Wall-mounted electric panel/storage heater positioned beneath the side window area.

Living/Dining Room (13' 6" Max x 11' 5" Max) or (4.12m Max x 3.49m Max)

Neutral taupe painted walls with a flat white ceiling,large double-glazed window fitted with vertical blinds. Modern wall-mounted black electric fire. Open archway leading through to the adjoining dining room...

Llanbedr Road, Crickhowell, Powys.

Dining Room (9' 9" Max x 8' 5" Max) or (2.97m Max x 2.56m Max)

Rear-facing double-glazed window fitted with vertical blinds. Wall mounted electric storage heater. Neutral beige painted walls with a flat white ceiling.

First Floor

Landing

Bedroom (15' 0" Max x 13' 6" Max) or (4.57m Max x 4.11m Max)

A spacious bedroom featuring two angled sloped ceilings. It includes built-in grey fitted wardrobes tucked neatly under one sloped ceiling. Wall-to-wall light beige fitted carpeting. Velux roof window with a light wooden frame and an integrated beige pull-down blind.A modern white five-blade ceiling fan with a central integrated light fixture serves as the primary overhead ventilation, alongside a white electric panel/storage radiator mounted under the roof window.

Bedroom 2 (15' 0" Max x 7' 7" Max) or (4.57m Max x 2.32m Max)

It has a white ceiling hatch (loft access) positioned directly above the central floor area. Wall-to-wall light beige fitted carpeting.
One Velux-style roof window with a light wooden frame and a pull-down blind. A white panel radiator.

Shower Room & WC (6' 6" Max x 5' 10" Max) or (1.99m Max x 1.77m Max)

With white suite comprising fully enclosed shower cubicle, vanity wash hand basin set over a double-door wooden storage unit, low-level WC, chrome heated towel rail,velux roof window, tiled flooring, splashback tiling.

External

Rear Garden

A well-maintained and thoughtfully landscaped rear garden, featuring paved seating areas, raised planted beds, neatly trimmed shrubs and attractive borders. The garden also benefits from a low-maintenance artificial lawn, timber shed and vegetable growing area.

Cellar/Storage

External access via a door/hatch from the rear garden leading into a multi-section, low-headroom storage area. Exposed concrete block retaining walls with open-web timber floor joists and steel webbing overhead.Overhead strip lighting and accessible power sockets. Concrete subfloor.Ample room for garden equipment, general household storage.

Driveway

A well-maintained driveway providing off-road parking, with a newly surfaced tarmac area and gated access for 2 - 3 vehicles.

Tenure

Freehold.

Services

Mains electricity, mains water, mains drainage, mains electrically powered smoke / fire alarms on each floor.

Council Tax

D

Agents Note

National Resources Wales indicates that this postcode is at a very low risk of flooding.

Broadband and Mobile phone

Superfast broadband is shown to be available in the area along with good mobile signal. This is for guidance only and we recommend that you should check with your provider.

Directions

From our office in Crickhowell head west along the A40, past the petrol station and take the next turning right onto Llanbedr Road. Continue up Llanbedr Road, go past the turning for Oakfield Drive and the property will be on your left.

