



Estate Agents

Taylor & Co

Abergavenny

Beaufort Avenue

Llangattock, Crickhowell NP8 1PN

Asking Price
£495,000

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A generously proportioned family size three bedroom detached bungalow with beautiful landscaped front and rear gardens
Situating in a favoured residential crescent position in the Brecon Beacons National Park with views towards Mynydd Llangatwg, Table Mountain & The Sugar Loaf
Excellent links to Crickhowell, Abergavenny & Brecon plus further afield to Cardiff & Bristol | Array of gastro pubs, cafes & independent shops all close-by
Highly favoured primary & high schools in Crickhowell & Llangattock as well as in the private sector in Brecon & Monmouth | Brecon & Monmouthshire canal within walking distance
Outdoor leisure and walking activities widely available | Large sitting room with log burner | Kitchen & separate utility room | Garden room
Modern shower suite & separate toilet | Off street parking for several vehicles

This family size three bedroomed detached bungalow is situated in the enduring popular village of Llangattock, just a stone's throw from the internationally famous market town of Crickhowell, in the heart of the Brecon Beacons National Park and enjoys stunning views over the surrounding hillside to the to The Darren, Sugar Loaf and Table mountains beyond. Ideally placed in an attractive crescent of similar properties, this residence has an appealing layout, generously proportioned rooms, a modern kitchen with utility and a contemporary shower suite serving the bedroom accommodation. For green fingered buyers, the garden room with large patio doors to both the front and rear allows easy access to the beautifully landscaped gardens which have been nurtured and are brimming with an abundance of plants and pathways to enjoy.

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 Norman river bridge. The Brecon to Monmouthshire 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.

As a previous 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 South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

ACCOMMODATION

The accommodation is arranged over one floor as outlined in brief below.

COMPRISING:

Entrance hall and inner Hallway
Toilet/Cloakroom

Sitting Room with 'Heta' log burner
Dining Room
Fitted Kitchen with integrated appliances
Utility Room/Porch
Garden Room
Bedroom one with built in wardrobe
Bedroom two with built in wardrobe
Bedroom three with built in wardrobe
Shower Room

OUTSIDE

FRONT GARDEN | The bungalow stands in a generous plot with good size, manageable, gardens to both the front and rear which have been attractively landscaped. In addition a generous driveway provides ample off road parking facilities.

REAR GARDEN | Adjoining the garden room at the rear is a paved sitting area which enjoys an outlook towards Llangattock hillside. A shingle pathway sweeps around the property which encompasses a shaped lawned area and deep herbaceous borders. The garden is well stocked with mature flower beds and is enclosed to its borders by a mixture of close boarded fencing and mature hedging.

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 F (Powys County Council)

EPC Rating | Band D

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 WA953687. We are not aware of any 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 & Vodafone indoor coverage.

Viewing Strictly by appointment with the Agents

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Floorplan

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