



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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**Bella Vista**  
**Crickhowell**  
**£525,000**

- ♥ Detached Bungalow
- ♥ Refurbishment Opportunity
- ♥ Extensive Gardens
- ♥ No Onward Chain





## About this property

Occupying a generous plot just a short walk from the vibrant centre of Crickhowell, this five-bedroom detached bungalow presents a rare opportunity to create an exceptional home in a truly special setting.

Bella Vista has been a much-loved family home for several decades and now offers exciting scope for complete modernisation and reconfiguration to suit contemporary living. The property currently provides spacious, light-filled accommodation comprising a living room, kitchen/dining room, five bedrooms, and two bathrooms.

Set back from the road behind double gates, the property benefits from a driveway with parking for several vehicles. The gardens are a standout feature, surrounding the property to the front, rear, and both sides. Of particular note is the substantial area to the far side, which offers tremendous potential to create a remarkable garden while enjoying superb views across the Usk Valley towards Llangattock.

In summary, this is a wonderful opportunity to create a superb home in an enviable location, within easy walking distance of the thriving independent town centre and surrounded by the stunning scenery of Bannau Brycheiniog.

## About the location

The town of Crickhowell is situated on the River Usk, on the southern edge of the Black Mountains in the eastern part of Bannau Brycheiniog National Park, and neighbouring the Glanusk Park estate. Amenities in the area include a range of local shops, a variety of pubs and restaurants, several places of worship and a popular secondary school. Abergavenny, situated 5 miles away, acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further twenty five minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

## Directions

From Abergavenny take the A40 towards Brecon. After 6.3 miles continue straight through Crickhowell town centre. Upon seeing the petrol station on the right hand side, turn left into New Road. After the turning for Crickhowell High School on the right, take the next right turn into Mill Street. The What3Words reference is: product.duos.speech

## USEFUL information

**COUNCIL TAX:** Band F. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 80 mbs. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither **Christie Residential** nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, **Christie Residential** have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via **Christie Residential**, as owners' agents.



TOTAL AREA: APPROX. 130.3 SQ. METRES (1402.0 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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