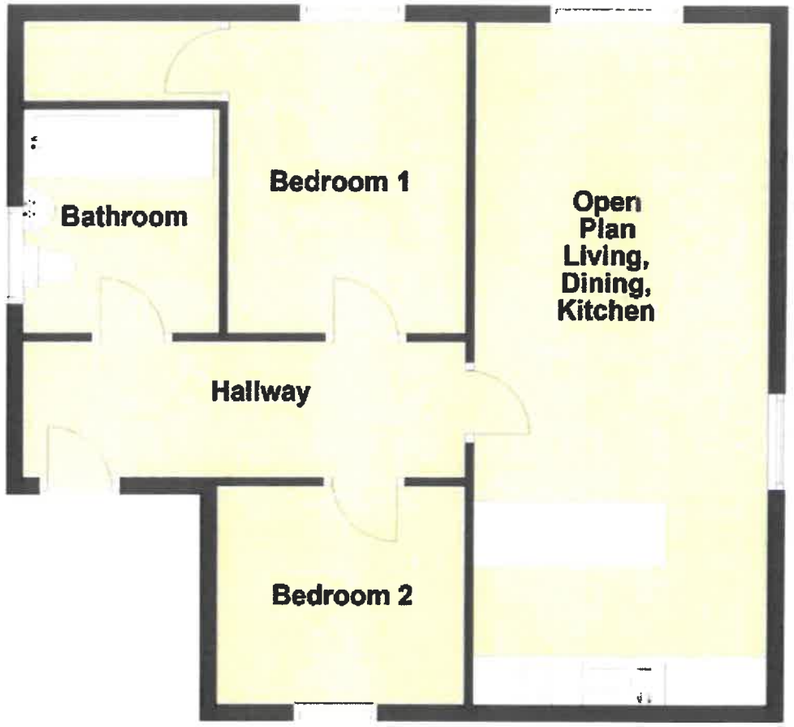
Ground Floor







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

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services
Our 14 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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Upper House Farm
Crickhowell
Powys.

Price **£300,000**



Property Particulars Draft

Date: 19.5.25

Name: gurvinder kaur sehra

Signature: GKSehra

I confirm that these property particulars are a true and accurate description of the property.









- Two Bedroom Flat
- Open Plan Living/Dining Room
- Courtyard Setting
- Close Proximity to Town Centre
- Allocated Parking
- Available with No Onward Chain
- Lovely views of the surrounding countryside

General Description

Situated on the ever popular Upper House Farm Development, we are delighted to bring to the market this well presented two bedroom flat located in the stone tower of four flats with superb views of the surrounding countryside. The property is being sold with no onward chain. EPC pending.

Property Description
Situated on the ever popular Upper House Farm Development, we are delighted to bring to the market this well presented two bedroom flat located in the stone tower of four flats with superb views of the surrounding countryside. The property is being sold with no onward chain.

Located on a peaceful courtyard in the sought-after market town of Crickhowell, this delightful two-bedroom flat offers convenient living hidden away from the centre of town, yet just a short walk from the town's amenities, this property blends character with comfort, ideal for first-time buyers, investors, or those seeking a charming retirement property in the Bannau Brycheiniog National Park.
This charming two bedroom flat offers accommodation over two double bedrooms, bathroom and an open plan sitting/dining room into a bespoke wooden kitchen. To the outside, the property benefits from shared storage along with an allocated parking space a short distance from the flat.

Upper House Farm built in the 1990's represents a rare opportunity to acquire a two bedroom flat on this superb development that was referred to in The Times as "stunning homes set in beautiful scenery". With its attractive paved footpaths and courtyards and the Piazza set around a fountain, Upper House Farm is no ordinary development, finished to such a high standard. Features include oak double glazed windows and doors, high levels of insulation, hand made wooden internal doors, high quality hardwood fitted kitchens and more.

Entrance
Wooden entrance door to ...

Hallway
With carpet, radiator and power point. Wall mounted up lighter, and wooden doors off to...

Bathroom/W.C. (6' 2" x 7' 2" Max) or (1.89m x 2.18m Max)
With three piece white suite comprising panel bath with mixer tap and shower over, folding shower screen and wash hand basin. WC with concealed cistern and tiled splash back. Carpet, radiator and double glazed window to side aspect.

Bedroom 1 (12' 4" x 9' 9") or (3.77m x 2.97m)
With fitted carpet, radiator and power points. Wall mounted up lighter, double glazed window to front aspect and wooden door to good size storage cupboard measuring 1.90m x 1.47m housing wall mounted gas boiler with hanging rails and slatted shelving, lighting and power points.

Bedroom 2 (12' 1" x 7' 4") or (3.68m x 2.24m)
With carpet, radiator and power points. Wall mounted up lighters and double glazed window to rear aspect.

Open Plan Sitting Room/Dining Room/ Kitchen (28' 3" x 11' 5") or (8.62m x 3.48m)
With double glazed window to front and side aspect, carpet, radiator, power points and wall mounted up lighters.
Kitchen area...
Fitted wooden base units housing under counter fridge and washing machine, inset sink and single drainer with mixer taps above. Built in electric oven, four ring electric hob, large wooden larder unit which divides the kitchen and dining area. Wood effect vinyl flooring, wall mounted up lighter.

Outside
Built in storage shed/cupboard which is shared with the top floor flat.
Please note there is a annual fee payable for the upkeep of the external areas by the Residents Association.

Parking
Parking space located in the car park a short distance from the flat.

Tenure
To be confirmed, we are advised the four flats own the Freehold.

Broadband and Mobile phone
There is Broadband available, indoor and outdoor mobile phone available in the area.

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

Council Tax
E

Directions
From our office in Crickhowell, turn left out of our front door and then first left into Standard Street. Upper House Farm will be found after approximately 100 metres on the laft hand side. Cross the courtyard into the development through the archway and the property can be found in the stone built tower straight ahead.

Upper House Farm, Crickhowell, Powys.



