



# CRICKHOWELL

Offers over **£700,000**



# LLAIS YR AFON

Llangenny, Crickhowell, Powys NP8 1HA



Stunning home set in tranquil location,  
Over 1 acre of grounds,  
River and Countryside views.

Nestled in the picturesque village of Llangenny, this charming detached home enjoys a tranquil setting within its own generous grounds. Surrounded by the breathtaking countryside of the Bannau Brycheiniog (formerly Brecon Beacons), it is an ideal location for those who love outdoor pursuits, from scenic walks to cycling and hiking adventures.

Just a short drive away, the vibrant market town of Crickhowell boasts an award-winning High Street, offering an array of independent shops, cafés, and essential amenities. For a wider selection of services, dining, and transport links, the historic town of Abergavenny is within easy reach.

Commuters will appreciate the excellent road connections, providing convenient access to Cardiff, Swansea, and Bristol. Whether you're seeking a peaceful countryside retreat or a well-connected home close to thriving communities, this property offers the perfect balance of rural charm and modern convenience.



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### KEY FEATURES

- Detached residence,
- 6 bedrooms, potential for multi-generational living,
- Land exceeding 1 acre,
- Expansive driveway,
- Village location.



# STEP INSIDE



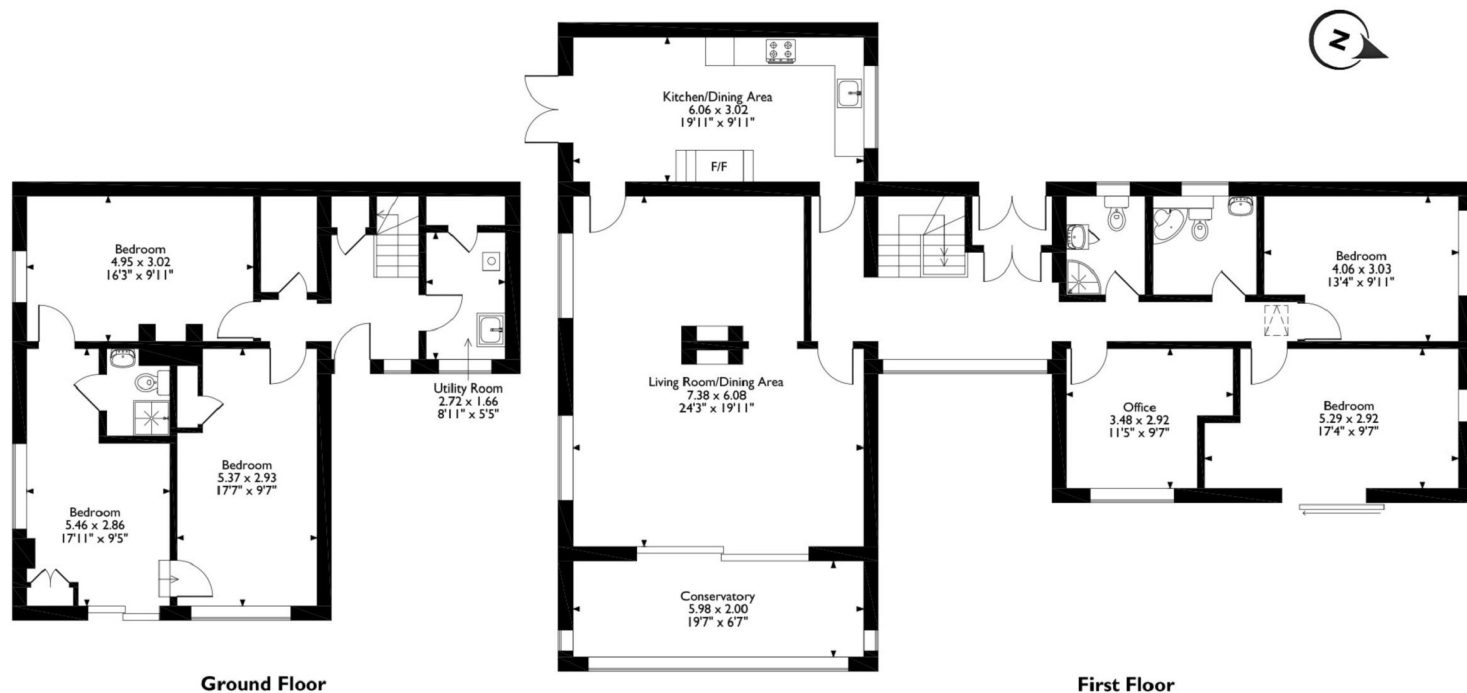
Step inside this beautifully designed home, where the main living accommodation is thoughtfully positioned on the first floor to take full advantage of its picturesque surroundings. Entering through the side patio doors, the dual-aspect kitchen welcomes you with a range of fitted wall and base units, alongside ample space for dining. A door leads into the main hallway, plus this room connects seamlessly to the adjacent dining room. At the heart of the home, a striking central stone fireplace divides the dining area and the spacious living room, creating a warm and inviting atmosphere.

Flooded with natural light, the living room features sliding patio doors that open into a spectacular sunroom. With full-length glass windows on three sides, this space offers breathtaking countryside and river views, a perfect retreat to relax and soak in the scenery.

From the living room, a door to the main hallway leads to three generously sized double bedrooms. This hallway features a large window overlooking the front garden and driveway, plus stunning views. It could be used as an additional seating area if required.

The principal bedroom stands out with its dual-aspect design, private patio area, and stunning easterly views, making it an idyllic spot for morning coffee. A well-appointed family bathroom and a separate shower room complete this floor, while a rear porchway provides additional storage and access to the back of the house.

Llais-yr-Afon, Llangenny, Crickhowell  
Approximate Gross Internal Area  
208 Sq M/2239 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Descending to the ground floor, a spacious hallway opens up possibilities for flexible living. This level features three adaptable rooms, ideal as extra bedrooms, additional living spaces, or even a self-contained suite for multi-generational living. One of these rooms benefits from sliding patio doors leading to the front, enhancing the sense of space and light. A conveniently located shower room serves these rooms, while a large utility room and built-in storage provide practical solutions for everyday needs. With its own front entrance, this floor offers independent access, adding to the home's versatility.

This exceptional residence is a perfect blend of functionality and charm, offering a wonderful family home or an adaptable space for extended family living. Whether you seek a peaceful countryside retreat or a home designed for multi-generational convenience, this property offers the best of both worlds.

# STEP OUTSIDE



Stepping outside, the property is approached via a long driveway with a vehicular gate, leading to a generous, private off-road parking area. To the right, a sunken parking area provides additional space alongside a timber garden shed, with a gate and private steps down to the river.

The beautifully maintained grounds extend over an acre, featuring lush lawns, mature trees, and vibrant shrubs that offer year-round colour. Various secluded seating areas make the most of the breathtaking countryside and river views. Shallow steps lead to a patio beside the kitchen, perfect for outdoor entertaining.

Additionally, a separate paddock presents a wealth of possibilities, from grazing to recreation. This remarkable outdoor space perfectly complements the charm and versatility of the home, offering a true countryside retreat.

## INFORMATION

Postcode: NP8 1HA  
Tenure: Freehold  
Tax Band: H  
Heating: Oil  
Drainage: Private  
EPC: E





## DIRECTIONS

Leave Abergavenny on the A40 towards Crickhowell. After approximately 4 miles, just before entering the village of Glangrwyney, take the right hand turned signposted for Llangenny. Continue on this road for 1.2 miles, crossing the bridge and passing the park on your left hand side. As you leave the village, the driveway for Llais Yr Afon will be found on your right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	51	75
England & Wales	EU Directive 2002/91/EC	

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