



Estate Agents

Taylor & Co

Abergavenny

Darren View
Crickhowell NP8 1DS

Asking Price
£450,000

Darren View,

Crickhowell, Powys NP8 1DS

A three bedroom detached bungalow beautifully appointed with quality finishes throughout
Popular cul-de-sac setting within walking distance of the high street and schools | Splendid countryside views over Llangattock Hillside and Table Mountain
Spacious, dual aspect, open plan living room/kitchen with integrated appliances and a range of quality units
Contemporary bathroom and en suite facilities | 75' driveway providing off road parking for several vehicles and a separate single garage
Beautiful rear garden taking full advantage of the view with attractive pergola and garden studio/office | NO CHAIN

This generously proportioned detached, family size, bungalow is nestled in an enviable cul-de-sac setting that enjoys far reaching views to the front and rear aspects towards Llangattock Hillside and Table Mountain. Sitting in landscaped gardens with a useful garden studio and a garden arrangement perfect for entertaining, this family residence is within walking distance of the popular primary and high schools in Crickhowell and just a short distance away either on foot or by car, is the pretty and bustling high street known internationally for its independent shops, cafes and pubs.

The accommodation is beautifully presented and has been upgraded and improved in recent years to provide both a spacious and versatile layout that includes an entrance hall, a light and airy open plan multifunction living/kitchen/dining room, an inner hallway, three bedrooms and family bathroom plus an en suite shower room to the master bedroom.

This home has plenty of off road parking on its driveway which provides access to a very useful garage. For those buyers seeking a chain-free home, the owners are not tying in a purchase, making this a must-see property.

SITUATION | Crickhowell is a vibrant and historical small market town, set in stunning Bannau Brycheiniog - Brecon Beacons - National Park scenery on the River Usk, popular with walkers and cyclists and a sought after

area for home relocation, tourism and visitors. The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butcher, delicatessen, bakery, hardware store, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, book shop with visiting authors, tourist information centre, library, tennis courts and cricket pitch.

Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants and hotels, including The Bear, open since 1432, a local community hall and a church. The area is well served by favoured schools for all ages and is very popular with young families as well as having an active senior community with many societies, clubs, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

ACCOMMODATION

ENTRANCE HALL | Entered from the front via a double glazed door with letter box and matching double glazed side panel, built in cupboard housing a

"Viessmann" gas fired boiler and hot water cylinder, integrated shoe cabinet, hat a coat hooks, inset ceiling downlighters and ceiling mounted mains operated smoke alarm, radiator, 'Quick-step' laminate flooring.

LIVING ROOM/KITCHEN | A beautiful open plan Living/Dining/Kitchen with 'Quick-step' laminate flooring and inset ceiling downlighters throughout, large double glazed window with fitted vertical blinds enjoying a front aspect with view towards Llangattock Hillside, three radiators, ceiling mounted mains operated smoke alarm, double glazed window to the side with fitted roller blind. The kitchen area is extensively fitted with an attractive range of modern floor and wall units incorporating drawers and cupboards, contrasting worktops including an island with breakfast bar, inset double bowl sink unit with mixer tap, partial high gloss splashback, built in NEFF double oven and 5 ring induction hob with ceiling extractor over.

INNER AND REAR HALL | 'Quick-step' laminate flooring throughout, two radiators, ceiling mounted mains operated smoke alarm, loft access hatch with pull down ladder, double glazed entrance door opening to the rear with cat flap.

BEDROOM ONE | 'Quick-step' laminate flooring, large double glazed window to the rear with roller blind, inset ceiling downlighters, fitted wardrobes with cupboards and shelving, sliding door to :-

EN SUITE SHOWER ROOM | Fitted with a modern suite in white including chrome fittings and comprising a low level easy access shower cubicle with glazed sliding door and chrome thermostatic shower unit with flexi hose and rainfall shower heads, integrated vanity wash hand basin unit and low flush toilet with concealed push button dual flush cistern, chrome ladder style towel rail/radiator, ceiling extractor fan and inset downlighters, frosted double glazed window to the side, tiled walls and floor.

BEDROOM TWO | Double glazed window to the side with fitted roller blind, radiator, 'Quick-step' laminate flooring, built in wardrobes with cupboards and shelving.

BEDROOM THREE | 'Quick-step' laminate flooring, double glazed window to the rear with fitted roller blind.

BATHROOM | Attractively fitted with a modern suite in white with chrome fittings comprising a moulded panelled bath with mixer tap and chrome thermostatic shower unit with flexi hose and rainfall shower heads over, low flush toilet with concealed push button dual flush cistern, vanity wash hand basin unit with mixer tap and storage cupboards beneath, fully tiled walls, chrome ladder style towel rail/radiator, ceiling mounted extractor fan, frosted double glazed window to the side, wall mounted medicine cabinet with mirror fronted doors, tiled floor, inset ceiling downlighters.

OUTSIDE

FRONT | To the front of the property is a raised open plan garden with steps up to the front entrance flanked by lawns and interspersed with flowers and shrubs. Access around both sides of the property and a 75' side driveway providing ample off road parking and leading to a separate semi detached garage.

GARAGE (19'1" X 8'7") | Attached to the garage of no. 64 and including double doors from the driveway and personal door opening to the rear garden.

REAR | From the rear the garden opens onto a paved pathway with gated access around both sides of the property along with matching steps leading up to a large paved sitting area. The entire garden is enclosed by close boarded fencing and mixed hedging and is laid principally to lawn whilst including a large timber pergola with paved sitting area, ideal for entertaining and an adjoining aluminium framed greenhouse. To the upper end of the garden are a number of productive fruit trees and an extremely useful garden studio/office with decking to the front and taking full advantage of the view across the valley towards Llangattock mountain.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains gas, electric, water and drainage are connected to the house.

Council Tax | Band E (Powys County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA378566. There are 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. Refer to Powys Planning.

Broadband | Fibre to the premises, and copper wire connection available according to Openreach.

Mobile network | Three, EE, Vodafone indoor coverage. Limited 02. According to Ofcom

Viewing Strictly by appointment with the Agents

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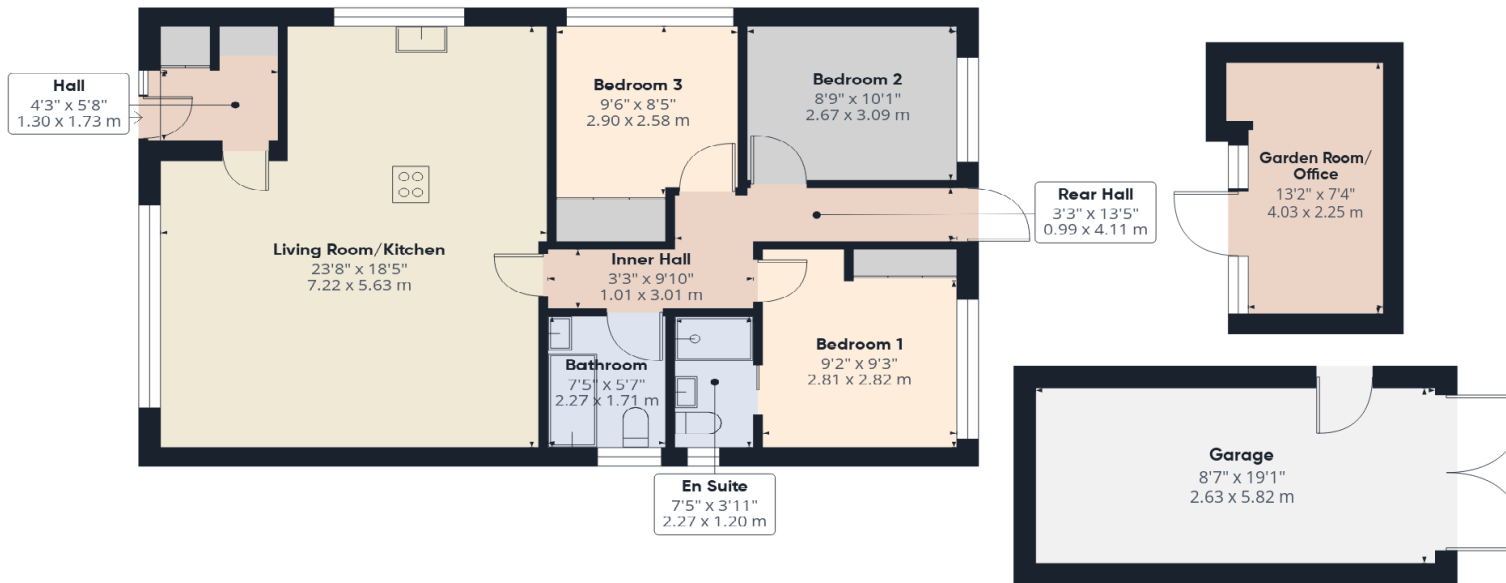


Floorplan

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Approximate total area⁽¹⁾

1125 ft²

104.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.