



Estate Agents

Taylor & Co

Abergavenny

The Oaks

Llangattock, Crickhowell NP8 1QA

Asking Price
£550,000

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Llangattock, Crickhowell, Powys NP8 1QA

Five bedroomed semi-detached family home in a small and exclusive private development in the favoured village of Llangattock
Views towards Table Mountain and the Darren in the Bannau Brycheiniog National Park

Walking distance to the canal, Llangattock Primary School and the village pub | Crickhowell close-by via the River Usk bridge
Dual aspect living room | Kitchen / diner with Sigma3 cabinetry and tri-fold doors opening into the garden | Utility room | Hall cloakroom
Principal bedroom with en-suite shower room | Four further first floor bedrooms arranged over two floors | Family bathroom suite
Front garden and rear courtyard with a south westerly aspect | Off street parking and attached garage | Remainder of NHBC Guarantee

This contemporary five bedroomed semi-detached family home built by Davies Homes in 2021 sits in an attractive, private setting in a small and exclusive development in the popular village of Llangattock, in the Bannau Brycheiniog National Park. Favoured by both families and retirees alike, the village is sought after due to its proximity to woodland walks and trails along the Monmouthshire and Brecon canal, the primary school and the local village pub, all of which are walking distance from this home, not to mention its larger neighbour, Crickhowell, which lies just across the river bridge, moments away by car but equally walkable for those who enjoy being outdoors. Only 5 years old, this residence has been designed for families or couples looking for an energy efficient home, with its B rating helping to keep energy costs down and given its relative newness, this home is ready to move into and enjoy.

With a footprint of about 1769 ft² (164 m²) arranged over three floors, this home was purchased off plan by the owners and was individually designed to create an adaptable configuration which will suit buyers needing extra bedroom space. Entered via a spacious hallway with tiled flooring and cloakroom facilities, a comfortable dual aspect living room offers pretty views over the garden to the front of the house. The hub of this home must be its generously sized open-plan kitchen/diner which is fitted with Sigma3 cabinets, including an island unit with breakfast bar seating, integrated appliances, and six fully glazed folding doors which open onto a small south westerly courtyard at the rear, enabling a great

deal of afternoon and evening light to flood into the area. Off the kitchen is a useful utility room with a door to the side of the house, just perfect when returning from muddy walks and gardening activities.

Upstairs, the five bedrooms are planned over two floors. The principal bedroom with en-suite and two bedrooms plus the family bathroom suite are on the first floor; and a staircase from the large landing area provides access to the second floor and two further bedrooms, one of which serves as a quiet study space for the current owners.

Outside, this family home occupies a corner plot on the development with an enclosed lawned garden to the front, an open area to the side, and a courtyard to the rear of the house. A driveway provides off road parking for two vehicle and leads to an attached garage with electric door.

SITUATION | Llangattock is a favoured residential village set amongst the stunning scenery of the Bannau Brycheiniog - Brecon Beacons - National Park alongside the banks of the River Usk with the popular market town of Crickhowell lying just across the river bridge. The Monmouthshire and Brecon 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.

Winner of the Best High Street in Britain in the first 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 individual boutiques, cafes, a book shop which attracts famous authors to its doors, a florist, plus of course Cric, the tourist information centre.

Crickhowell also benefits from a dentist surgery, 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 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 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 Southwest and London and "A" routes for Monmouth, Hereford, Cwmbran, and Cardiff.

ACCOMMODATION

GROUND FLOOR COMPRISING:

Entrance hall
Cloakroom
Dual aspect living room
Open-plan kitchen/diner with integrated appliances
Utility room

FIRST FLOOR COMPRISING:

Principal bedroom with en-suite shower room
Dual aspect bedroom two
Bedroom three
Family bathroom

SECOND FLOOR COMPRISING:

Bedrooms four and five

OUTSIDE

FRONT | This family home occupies an unusual corner plot and is approached via a tarmac driveway providing off road parking for two vehicles. The drive leads to:

ATTACHED GARAGE | The garage is currently subdivided by a partition wall which could easily be removed if a full-size garage is required for parking. Electric door, power and lighting, pedestrian door at the rear. The garage houses a Baxi boiler and the electricity consumer unit.

FRONT GARDEN, SOUTH WESTERLY REAR COURTYARD |

This family home enjoys outside spaces to the front, side and rear of the property which are connected via gates. A lawned garden sits to the front of the

house which is enclosed by fencing with two stone chipped seating areas, one of which affords a view towards the Darren. A partly walled courtyard with a south-westerly aspect adjoins the kitchen/diner providing an excellent spot to enjoy the afternoon and evening sun. This area has side access and links the house to the rear of the garage via a pedestrian door.



GENERAL

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

Covenants | The property is registered with HMLR, Title Number CYM818877. There are restrictive covenants associated with the property which includes not erecting a structure/building in the grounds of the house without the consent of the developer, and commercial parking at the property is prohibited.

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

Development Charge | Levied by the private management company, an annual fee is payable which is currently £380. This covers maintenance of the private road, the verges and the community water for the sprinkler system.

Council Tax | Band E (Powys County Council)

EPC Rating | Band B

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

Local planning developments | The Agent is/is not aware of any planning developments in the area which may affect this property. Refer to Brecon Beacons National Park Planning Authority.

Broadband | According to Openreach, a full fibre broadband connection to the property is available in this area.

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

Viewing Strictly by appointment with the Agents

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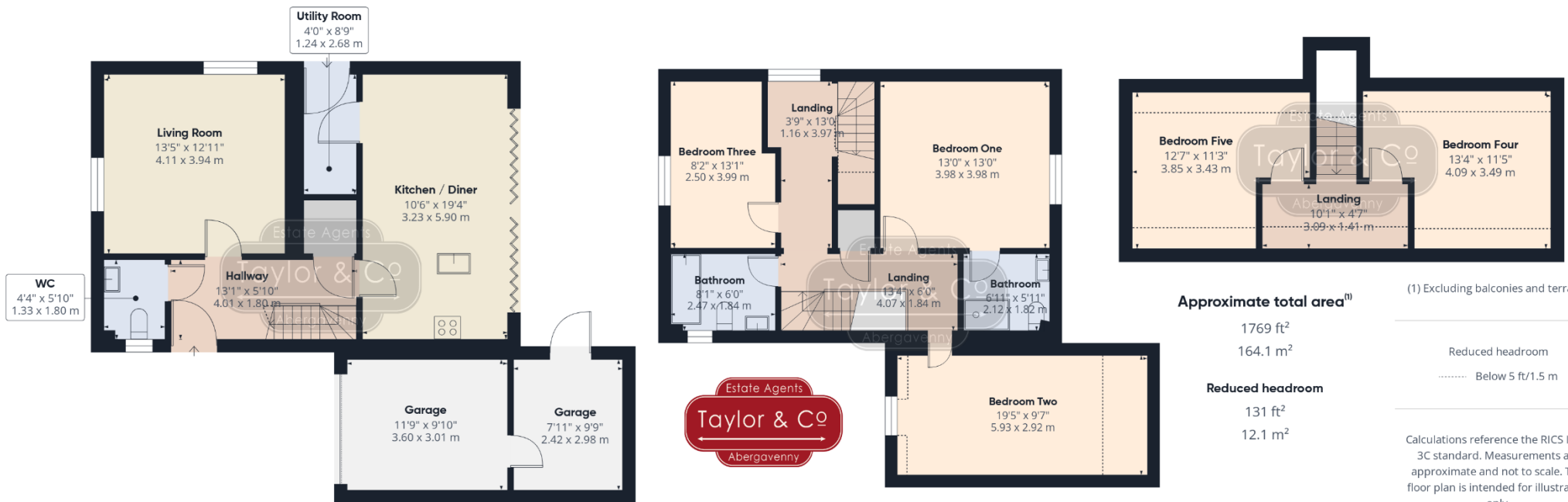
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Approximate total area⁽¹⁾

1769 ft²
 164.1 m²

Reduced headroom

131 ft²
 12.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.