



Estate Agents

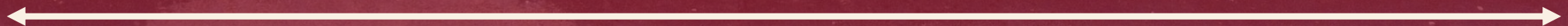
Taylor & Co

Abergavenny

Cwmbeth Close

Crickhowell NP8 1DX

Asking Price
£350,000



Cwmbeth Close

Crickhowell, Powys NP8 1DX

Three bedroomed detached family home in a cul-de-sac setting | Splendid southerly views towards Llangattock Hillside
Dual aspect through lounge / diner | Modern kitchen | Utility room | Ground floor cloakroom
Two double bedrooms and one single bedroom | White shower suite with fitted bathroom furniture
Driveway for off road parking | Integral garage | South facing rear garden | Nearby walking route to Table Mountain
Walking distance to primary & high schools | High street close-by | No forward chain

This three bedroomed detached family home occupies a favoured cul-de-sac setting and enjoys splendid far reaching views towards Llangattock Hillside from its south facing rear garden. Offered to the market with the benefit of no forward chain, this comfortable home is entered via an enclosed porch into a good size entrance hall. The hallway leads into a dual aspect lounge / diner with doors opening into the garden, a modern dual aspect kitchen with separate utility room, a contemporary first floor white shower suite with fitted bathroom furniture, plus a useful ground floor cloakroom.

The positioning of this family home is a particular feature, being within walking distance of both the primary and high schools as well as the local public walking routes to Table Mountain which sits to the front of the property. For those with cars, there is a gated driveway for off road parking and an integral garage with an internal door linking the utility space with the garage.

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 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 a private dentist surgery, a health centre, petrol station, gastro pubs, restaurants and hotels, including The Bear which has been serving customers since 1432, a local community hall and a church. The area is well served by 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

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR COMPRISING:

Entrance Porch
Dual Aspect Lounge/Diner
Dual Aspect Kitchen
Utility Room
Ground Floor Cloakroom

FIRST FLOOR COMPRISING:

Landing
Bedroom One (Double)
Bedroom Two (Double)
Bedroom Three (Single)
Family Shower Room

OUTSIDE

FRONT GARDEN | The property is approached via a gated driveway with space for off road parking and access to the garage. A pretty lawned garden lies to the side of the driveway framed by shrubbery borders and a climbing Montana clematis to the front, side access to the rear garden.

REAR GARDEN | This south facing rear garden enjoys distant views towards Llangattock Hillside. The garden is lawned with shrubbery borders. External lighting.



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. The central heating is supplied by a Baxi back boiler in the lounge.

Council Tax | Band E
(Powys County Council)

EPC Rating | Band D

Flood Risk | Very low flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA126072. There are no restrictive covenants associated with the property.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | A fibre broadband connection to the cabinet is available according to Openreach.

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

Viewing Strictly by appointment with the Agents

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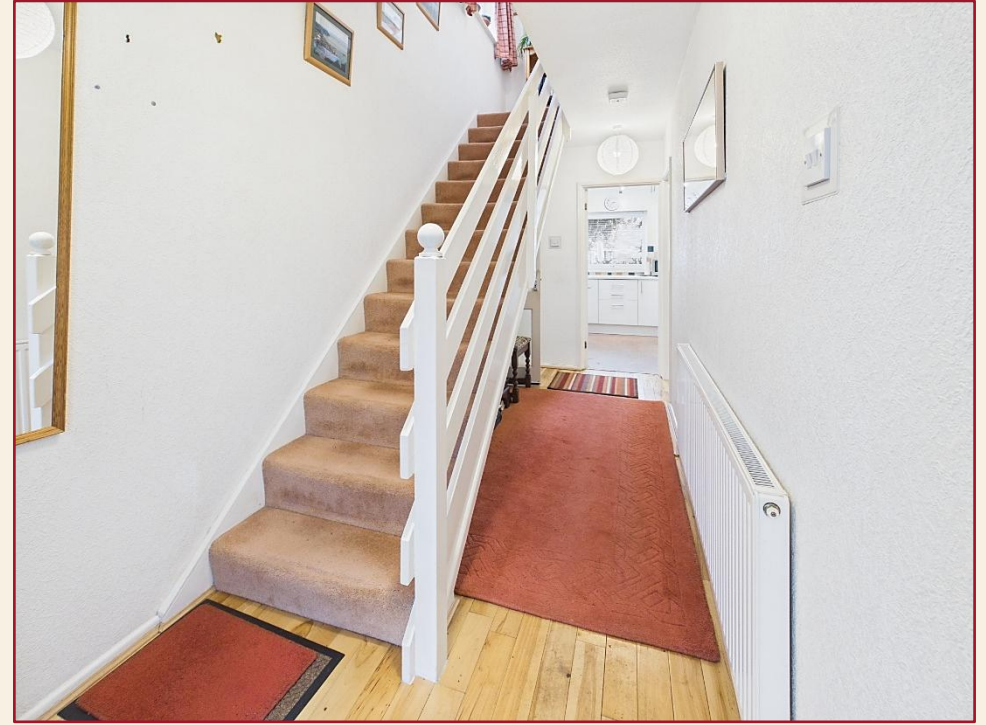
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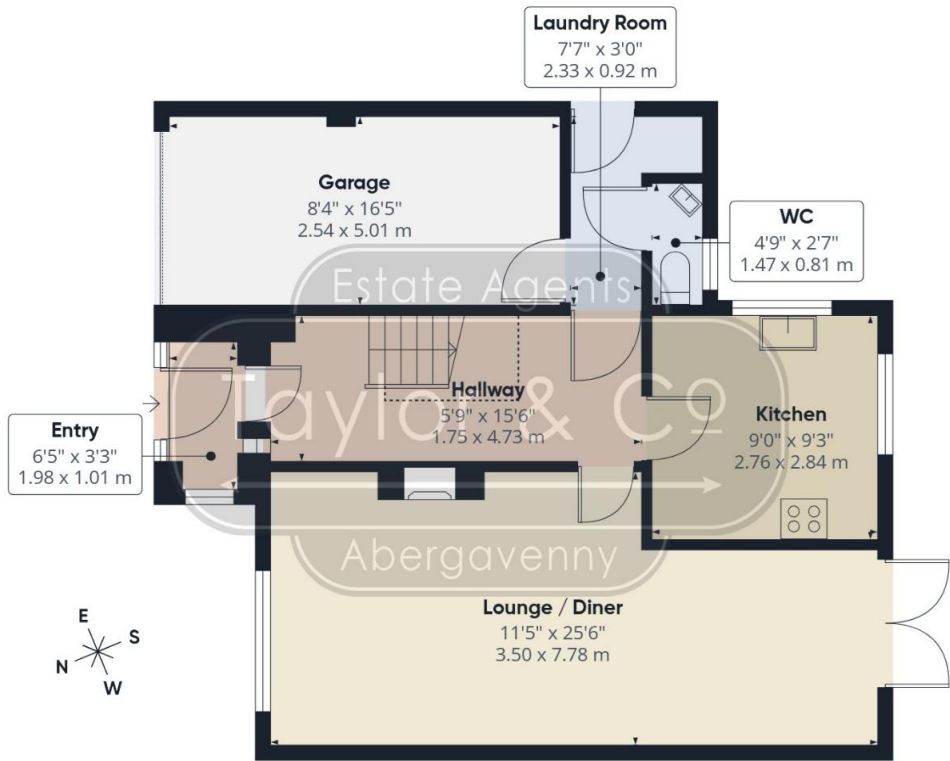
GARDEN



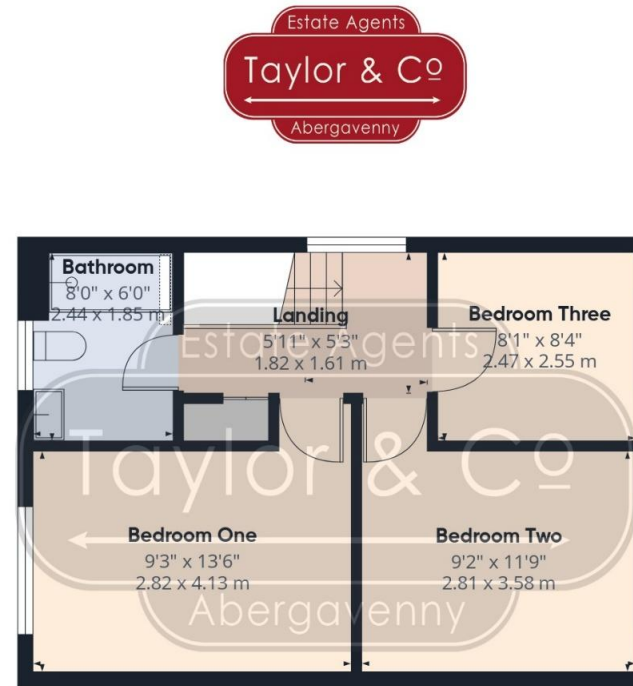




Floorplan



Floor 0



Floor 1

Approximate total area⁽¹⁾

1044 ft²
97 m²

Reduced headroom

15 ft²
1.4 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.