



Estate Agents

Taylor & Co

Abergavenny

Cwrt Newydd
Crickhowell, Powys NP8 1AQ

Asking Price
£795,000

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Attractive, recently refurbished, four double bedroomed detached property | Nestled in a sought after cul-de-sac location in the centre of Crickhowell
Level walking distance to the high street & popular primary and high schools | Versatile configuration with bedrooms and bathrooms on both floors
Deceptively spacious interior | Two interconnecting reception rooms with south facing views | Superior kitchen / breakfast room | Cloakroom / WC
Ground Floor Bedrooms: double bedroom / third reception room & double bedroom with contemporary en-suite shower room
First Floor Bedrooms: generous galleried landing with two double bedrooms & a modern shower suite
Mature wrap around gardens | Driveway & Garage | Potential to extend subject to consent | Beautiful views from front and rear elevations

Individually designed four double bedroomed home enjoys exceptional and peaceful location, nestled in an exclusive cul-de-sac setting of eight detached properties, each with a unique design. It is just a short, level walk from the picturesque high street of Crickhowell, with its abundance of independent shops and amenities, all moments from the property's front door. Stylishly presented with a chic interior, this home has been carefully upgraded including new kitchen, bathrooms, plantation shutters, replacement UPVC windows, Velux rooflights, patio door and external kitchen door. It offers great versatility with bedrooms and bathrooms on both floors, lending itself perfectly for couples, families and multi-generational living. Whilst this family home of over 2,200 sqft is generously proportioned with lovely high ceilings on the ground floor, it does offer the potential for further extension, subject to the necessary consent.

Entered via a spacious and welcoming hallway with an impressive staircase leading to a galleried landing above, this home possesses an excellent flow between its reception and bedroom accommodation. Bathed in light from its large, broad windows, the interconnecting

reception rooms overlooking the front garden afford long distance southerly views towards Llangattock Hillside. The principal room has a marble fireplace with a gas fire and is a wonderful space for at home entertaining or cosy nights in. Pocket doors either open into, or separate the sitting room from, the adjoining dual aspect dining room. For those requiring a third reception room, there is also a lounge at the rear of the house which has a glazed patio door opening onto the garden terrace.

The kitchen / breakfast room has been recently fitted with cabinets designed and manufactured in Germany, complemented by Quartz worktops with over-counter lighting and a central island with breakfast seating and overhead dimmable lighting. There is a range of integrated appliances and features including a granite sink fitted with a Quooker boiling water tap, Neff appliances including slide and hide oven, separate combination microwave/oven plus induction hob with built-in extractor; a Hotpoint dishwasher; and a Siemens fridge/freezer. There is a useful storage cupboard housing the gas boiler, a new external composite door to the side garden and vertical radiator.

The ground floor has two double bedrooms, one of which is currently utilised as a third reception room. The larger of these bedrooms has an outlook to the side garden and is fitted with an excellent range of wardrobes to one wall. This bedroom has a large contemporary en-suite shower room which has been recently fitted with a Vado mixer shower with a rainfall shower head, plus a supplementary flexible shower head and attractive porcelain tiling. The built in vanity unit has a semi-recessed handbasin and a Strata solid surface worktop, plus there is a WC and a tall vertical radiator. The room features a central dimmable ceiling light plus two wall lights. There is also a cloakroom/WC on the ground floor, and useful large understairs coats/storage cupboard.

Upstairs, the galleried landing is spacious and bright with large Velux rooflight (with blind) which affords westerly views towards Table Mountain. The sizeable landing could be utilised as a home office and there is generous storage with eaves cupboards to both sides of the central staircase and a walk-in airing cupboard. Both double bedrooms on this floor have fitted bedroom furniture providing significant storage. Completing the first floor, a modern shower suite fitted with a walk-in shower, porcelain tiles to the

shower area, WC, vertical radiator, Velux rooflight (with blind) and ceiling spotlights. The vanity unit has a Strata solid surface worktop and a semi-recessed handbasin. Both shower suites have built-in dual voltage shaver/tooth brush sockets and extractor fans.

To the front of the property is an enclosed and splendid garden with gated access to the generous driveway leading to the garage and a pathway leading to the rear garden. The private rear garden is designed for easy maintenance with a paved terrace running across the rear of the house providing plenty of seating which is further enhanced by a pergola in the far corner. It is surrounded by mature trees and contains an attractive variety of plants, flowers and evergreen shrubs. There is a pedestrian door to the rear of the garage and gated access from the rear garden to the front of the property with Black Mountain views from the front and side elevations. The garage has an electric remote-control door, and has power, water and light. There is the opportunity to extend the house above the garage, subject to the necessary consent.

SITUATION | Crickhowell is a vibrant, thriving market town, set in stunning Bannau Brycheiniog - Brecon Beacons - National Park on the banks of the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism and visitors. Crickhowell is renowned for its independent businesses including grocery stores, butchers, a delicatessen, family hardware store, zero waste shop, a newsagent/post office, individual boutiques, a book shop with visiting authors, a tourist information centre, library, plus various sports facilities. The town also has a doctor's surgery, dentist, optician, petrol station, numerous pubs,

eateries and hotels - including The Bear, open since 1432 - a well-used local community hall and St Edmund's 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, choirs, and a thriving U3A.

The larger Monmouthshire market town of Abergavenny is just 6 miles away providing an abundance of amenities with excellent access for commuters via road and rail. The town's railway station has regular services into central London and Bristol via Newport and Cardiff, 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 Hall
Sitting Room
Dual Aspect Dining Room
Kitchen / Breakfast Room
Cloakroom
Double Bedroom & En-Suite Shower Room
Lounge / Double Bedroom

FIRST FLOOR COMPRISING:

Galleried Landing
Double Bedroom
Double Bedroom
Shower Room



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 G (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 WA755033. 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.

Broadband | Fibre broadband connected to the cabinet. According to Openreach.

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

Viewing Strictly by appointment with the Agents
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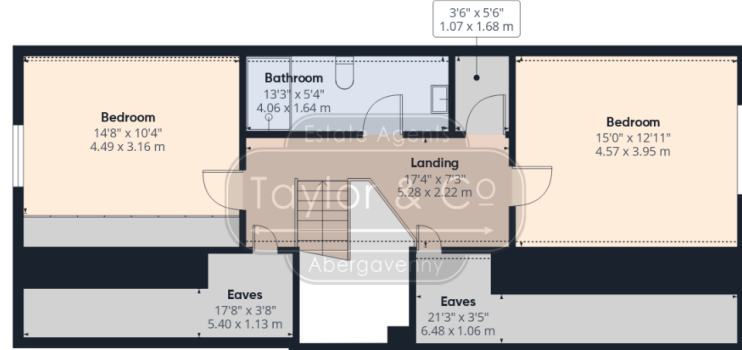
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Approximate total area⁽¹⁾

2231 ft²
 207.2 m²

Reduced headroom

182 ft²
 16.9 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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