



Estate Agents

Taylor & Co

Abergavenny

Church Close

Llangynidr, Crickhowell NP8 1NY

Asking Price
£550,000



Church Close

Llangynidr, Crickhowell, Powys NP8 1NY

Six bedroom detached family home offering generous and extended accommodation | Solar panels and EV charging point
Splendid cul-de-sac position with views across adjoining field towards countryside beyond | Walking distance to Llangynidr primary school & local pub
Beautiful presentation | Open plan triple aspect lounge / diner | All year round conservatory | Kitchen / Breakfast room with large pantry
Boot room, utility room & cloakroom | Principal bedroom with Juliette balcony & en-suite | Three further double bedrooms and two single rooms
Four piece family bathroom | Double integral garage and off road parking | Well-kept wrap around gardens with westerly views and stream

Occupying the corner of a cul-de-sac in a favoured village within the Bannau Brycheiniog - Brecon Beacons - National Park with mountains, rivers and the canal all close by, is this beautifully presented and light filled six bedroomed detached family home which enjoys the most wonderful outlook over a small stream traversing along its boundary towards an adjoining field and the hillside beyond. Greatly extended by its current owners, this home offers generous and well-appointed accommodation enhanced by its wrap around gardens with westerly aspect. Benefitting from an excellent central position within walking distance to the local primary school and village pub, this home is also equipped for travel further afield having a double drive and integral garage for off road parking as well as an EV charging point to enable ease of access to the national park and road network beyond.

Entered through a porch to the front of the house, a hallway with cloakroom opens into a triple aspect partially open plan lounge / diner with broad windows to the front and to both sides overlooking the garden. The dining area opens into a superb all year round conservatory fitted with a solid roof and with windows to three sides, providing a bird's eye view of the gardens and countryside which envelopes this lovely home. There is a great flow within the house with doors from both the dining room and the hallway into the kitchen / breakfast room making it easy for

entertaining and comfortable everyday family living. The kitchen is fitted with a comprehensive range of cabinets and curved work surfaces plus integrated appliances and a large walk-in pantry. Off the kitchen is a useful boot room and access to a utility room and an integral double garage.

Upstairs, there are six bedrooms and two bathrooms. The principal bedroom is spacious in size and has double doors with a Juliette balcony overlooking the countryside. This bedroom has enough room for two large wardrobes and is fitted with a contemporary white shower suite. The remaining bedrooms, three doubles and two singles, are served by a contemporary white four piece bathroom suite arranged around a large landing with a central staircase with oak balustrades and glazed inset panels.

Outside, the gardens are well tended and feature a sandstone terrace next to the conservatory which extends along the rear of the house and opens onto a further patio area in a vegetable garden which is a lovely spot to sit and listen to the flow of the water in the small stream below. There is access both sides of the house to the front driveway.

Thought has been given to eco efficiency of this home which in addition to an EV charging point, has solar panels, double glazing and cavity wall insulation to protect it from rising energy costs.

SITUATION | Llangynidr is a quiet favoured semi-rural location situated in the attractive surroundings of the Usk Valley and the Bannau Brycheiniog National Park yet with access to a good range of services and local amenities. Facilities include a village shop, post office and café, the Walnut Tree Stores and Café, children's playground, tennis courts and a football pitch, a village hall, parish church, and The Coach & Horses and Red Lion public houses. The area is served by Llangynidr Primary School and is currently in the catchment of Crickhowell High School with other schools located in the nearby towns of Abergavenny and Brecon. Private education can be found in Brecon and Monmouth.

The area is renowned for its walks, especially along the Monmouthshire & Brecon Canal which runs alongside the village and for the more adventurous, the many mountains of the Bannau Brycheiniog are all close by, including the famous Pen y Fan, the highest peak in Southern Britain, giving spectacular views across the region.

For more comprehensive shopping and leisure facilities, the historic town of Crickhowell is approximately 4 miles away, whilst the market towns of Abergavenny (12 miles) and Brecon (10 miles) are also within easy reach. Crickhowell with its high street of independent shops is highly regarded amongst the walking community,

attracting both outdoor sports enthusiasts and tourists alike. Abergavenny offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants.

Culturally important, the wider area is host to local events of national and international significance include the Abergavenny Food Festival, the Green Man music festival and the Hay Festival of Literature. Crickhowell also has an annual Walking Festival and Literature Festival. A highpoint of the annual calendar in the village must be its annual agricultural show in the summer with many craft stalls and outdoor displays taking part attracting hundreds of visitors. Other regular events including a monthly Farmers' Market which takes place throughout the year. Local information is available at the CRIC tourist centre in Crickhowell.

ACCOMMODATION

GROUND FLOOR:

Entrance porch to hallway
Cloakroom with fitted bathroom furniture
Triple aspect lounge / diner
Kitchen / breakfast room
All year round conservatory
Boot room
Utility room
Integral garage

FIRST FLOOR:

Bedroom one with en-suite shower room
Four piece family bathroom
Three further double bedrooms
Two single bedrooms

OUTSIDE

FRONT GARDEN | The property is approached via a block paved driveway leading to the entrance door and garage. The driveway provides off street parking for two medium sized vehicles. There is gated access to a garden forecourt at the front with a pathway leading to the rear of the house. The courtyard is planted with a variety of plants and shrubs and is enclosed by close boarded fencing.

REAR GARDEN WITH WESTERLY ASPECT | This delightful garden is a particular feature of this family home which is separated from the adjoining field and surrounding countryside by a small stream which traverses alongside the perimeter, providing a pleasing sound of gently flowing water. A sandstone terrace runs around the rear of the house and joins an attractive patio which is accessed from the conservatory which is a great area to dine or entertain outdoors. The garden has been landscaped with a lawned area bordered by the stream and planted bed borders with a gazebo at the end of the garden overhung by a mature oak tree providing shade from the afternoon sun.

VIEW



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 WA705600. There are restrictive covenants associated with the property a copy of which are available for inspection.

Services | Mains electric, water and drainage are connected to the property. Oil fired central heating. Solar panels provide electricity in daylight hours.

Council Tax | Band F (Powys County Council)

EPC Rating | Band C

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

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. The property has been extended since its original construction. Refer to local planning authority under reference FP/2006/0215.

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

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

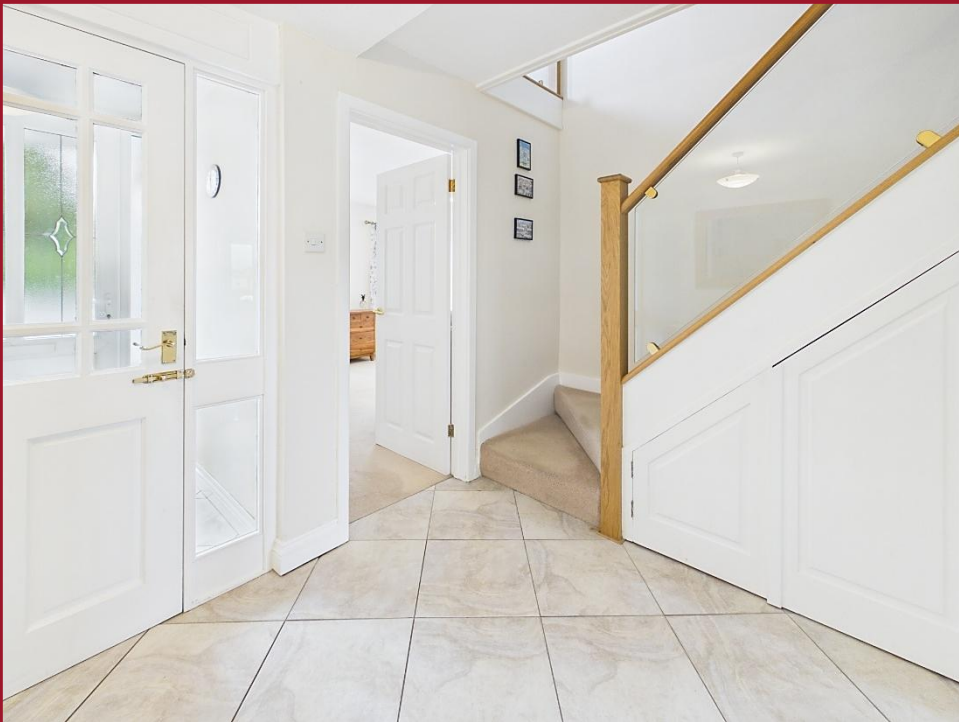
Viewing Strictly by appointment with the Agents

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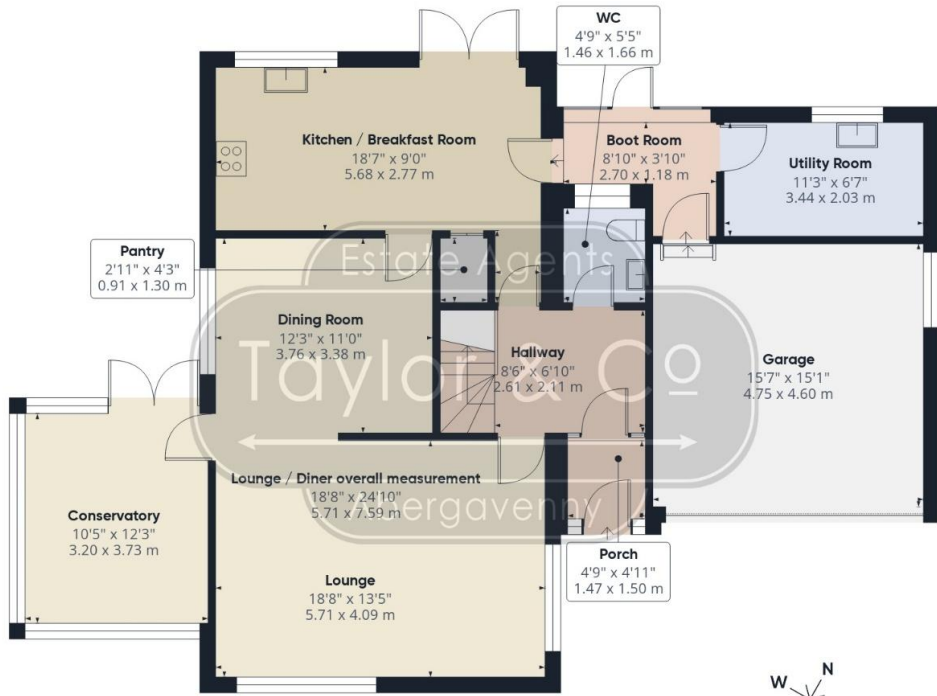




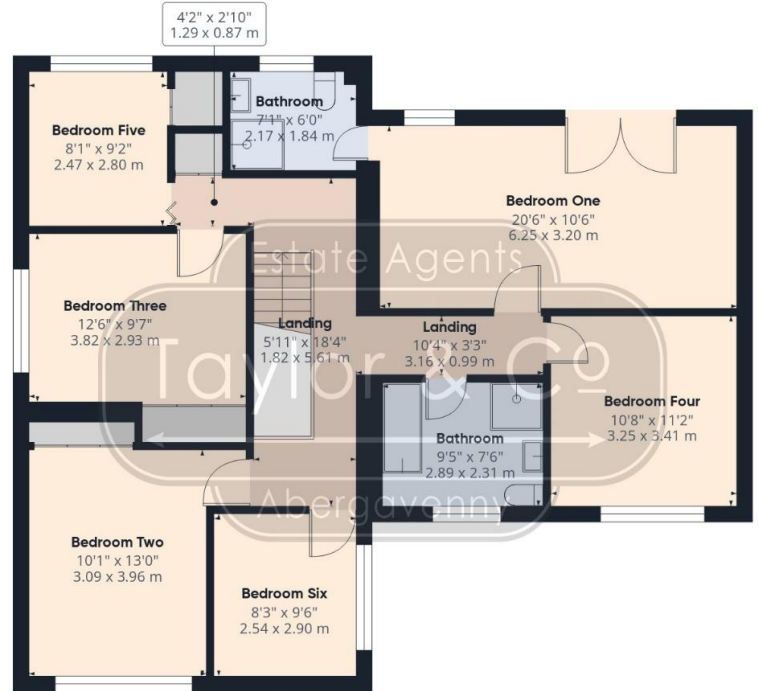




Floorplan



Floor 0



Floor 1

Approximate total area⁽¹⁾

2253 ft²
209.2 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.