



Estate Agents

Taylor & Co

Abergavenny

Dardy

Crickhowell, NP8 1PS

Asking Price
£385,000

Dardy

Crickhowell, Powys NP8 1PS

Two double bedroomed semi-detached stone fronted cottage | Splendid views across the Usk Valley to the Black Mountains
Stylish, renovated interior featuring generously appointed open plan reception accommodation opening onto a large, decked sun terrace
Modern kitchen with integrated appliances & contemporary four-piece bathroom suite
Excellent presentation with exposed stone walls, oak beams, stone fireplace with wood stove & plantation style window shutters
Located in the Bannau Brycheiniog – Brecon Beacons – National Park | Walking distance to the Monmouthshire & Brecon Canal
Country walks, schooling for all ages & Crickhowell high street all close-by | No forward chain | Walking distance of Crickhowell & Llangattock | Off road parking

Enjoying an idyllic position within the picturesque hamlet of Dardy and within walking distance of the Monmouthshire & Brecon Canal, this charming stone-fronted semi-detached cottage offers two double bedrooms and a superb blend of character and contemporary living. Beautifully presented throughout, the accommodation features a stylish modern kitchen, a contemporary bathroom suite and attractive plantation window shutters, all thoughtfully designed to complement the property's original character. Exposed stone walls and oak beams serve as a reminder of the cottage's heritage, lending warmth and charm to every room. Outside, the property's stunning setting is every bit as impressive, with far-reaching views sweeping across the Usk Valley towards the dramatic landscape of the Black Mountains in the Bannau Brycheiniog National Park.

Inside, an entrance porch with a large fitted utility cupboard opens into an entrance hallway with a useful space for storing walking boots and cloaks. A door leads into an impressive open plan lounge / diner / kitchen which takes over much of the ground floor of this comfortable home, but given its arrangement into distinctive reception spaces separated by stone pillars and walling, feels neither unduly large or overpowering. The lounge area is cosy with a stone fireplace housing a wood stove. The wood flooring runs throughout the room which opens into a dining area and the kitchen. Both these spaces have doors opening onto the sun terrace with its impressive views providing a scenic backdrop to family living or entertaining. The modern shaker style kitchen has integrated appliances and an island unit with breakfast bar seating.

The neutral décor and chic detailing continue upstairs. The landing is bathed in light from its windows and is fitted with a wall of wardrobes providing a great deal of storage for the property. The two bedrooms are placed at the front of the cottage with both enjoying fabulous views, with one of the rooms having a cast iron fireplace and a deep storage cupboard. The four piece bathroom suite will be a welcome relief from a busy day enjoying the great outdoors. The contemporary suite is fitted with a freestanding bath and a large walk-in shower, so you can take your pick on which type of bathing you prefer, and you certainly won't be disappointed with the view.

Outside, there are front and rear gardens. The gardens are planned for maximum exposure to the countryside outlook with a timber decked sun terrace at the front providing a great spot to either soak up the sun or the view. There is also a small sloping garden to the rear of the cottage and off road parking for up to two vehicles. This home is ready to move into and with no forward chain, you can commence enjoying the scenery from its garden sooner than you might think!

SITUATION | Dardy is a small parish located on the periphery of Llangattock, 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 Dardy and Llangattock which are 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. 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, zero waste shop, and a newsagent/post office. In addition, there are several individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information centre.

Crickhowell also benefits from dentist surgeries, a 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 also well 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 several 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

Entrance Porch
Entrance Hallway
Open Plan Lounge / Diner / Kitchen

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Four Piece Family Bathroom Suite

OUTSIDE

FRONT GARDEN | Approached from the rear of the cottage, the property has a shared right of access with the neighbour via a lane onto a short path which leads to the front door and opens onto an expansive timber decked sun terrace which adjoins the dining room and the kitchen of the cottage. The terrace is enclosed by timber railings and affords breathtaking scenic views across the Usk Valley towards the Black Mountains which surround this picturesque community. A few steps lead down into the lower garden which is mainly grassed with shrubbery borders and a further seating area.

REAR & PARKING | The property is approached from its rear via a lane serving the properties along the terrace. The lane provides vehicular access onto a private off road parking area for the cottage. Behind the parking area is a sloping area of grassed garden.



OUTSIDE



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 WA716564. There are restrictive covenants associated with the property.

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

Council Tax | Band E (Powys CC)

EPC Rating | Band D

Flood Risk | Very low 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.

Broadband | A full fibre broadband connection is available in the area according to Openreach.

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

Viewing Strictly by appointment with the Agents

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Reference AB572





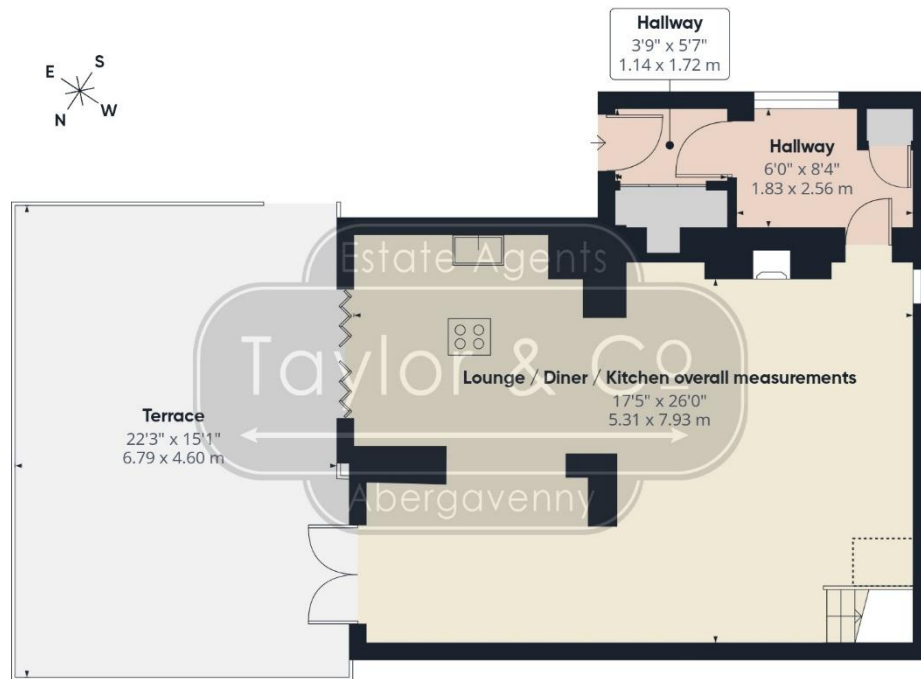


Floorplan

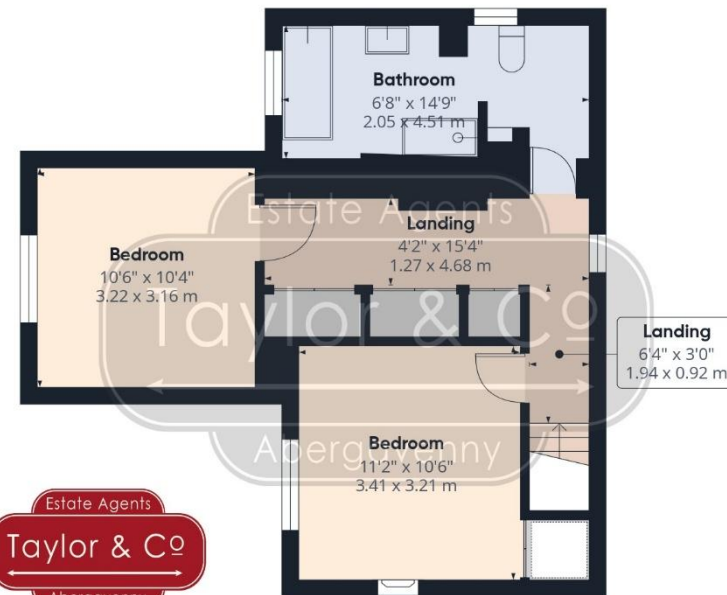
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Floor 0



Floor 1

Approximate total area⁽¹⁾

991 ft²

92 m²

Balconies and terraces

339 ft²

31.5 m²

Reduced headroom

6 ft²

0.6 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.