

# CHRISTIE

R E S I D E N T I A L



## 3 NEW ROAD, CRICKHOWELL, NP8 1AU

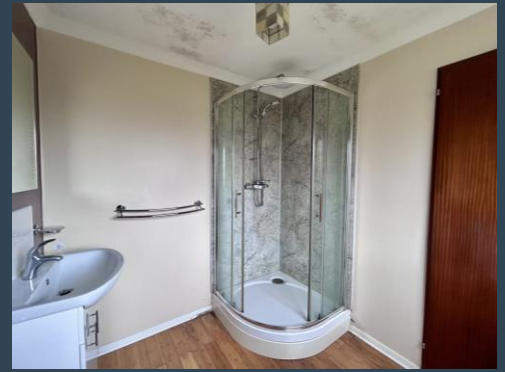
A detached bungalow offered with no onward chain located a short walk from the vibrant centre of Crickhowell. Spacious accommodation including four bedrooms, master bedroom with en-suite shower room and family bathroom. Generous gardens to front and rear, driveway parking and single garage.

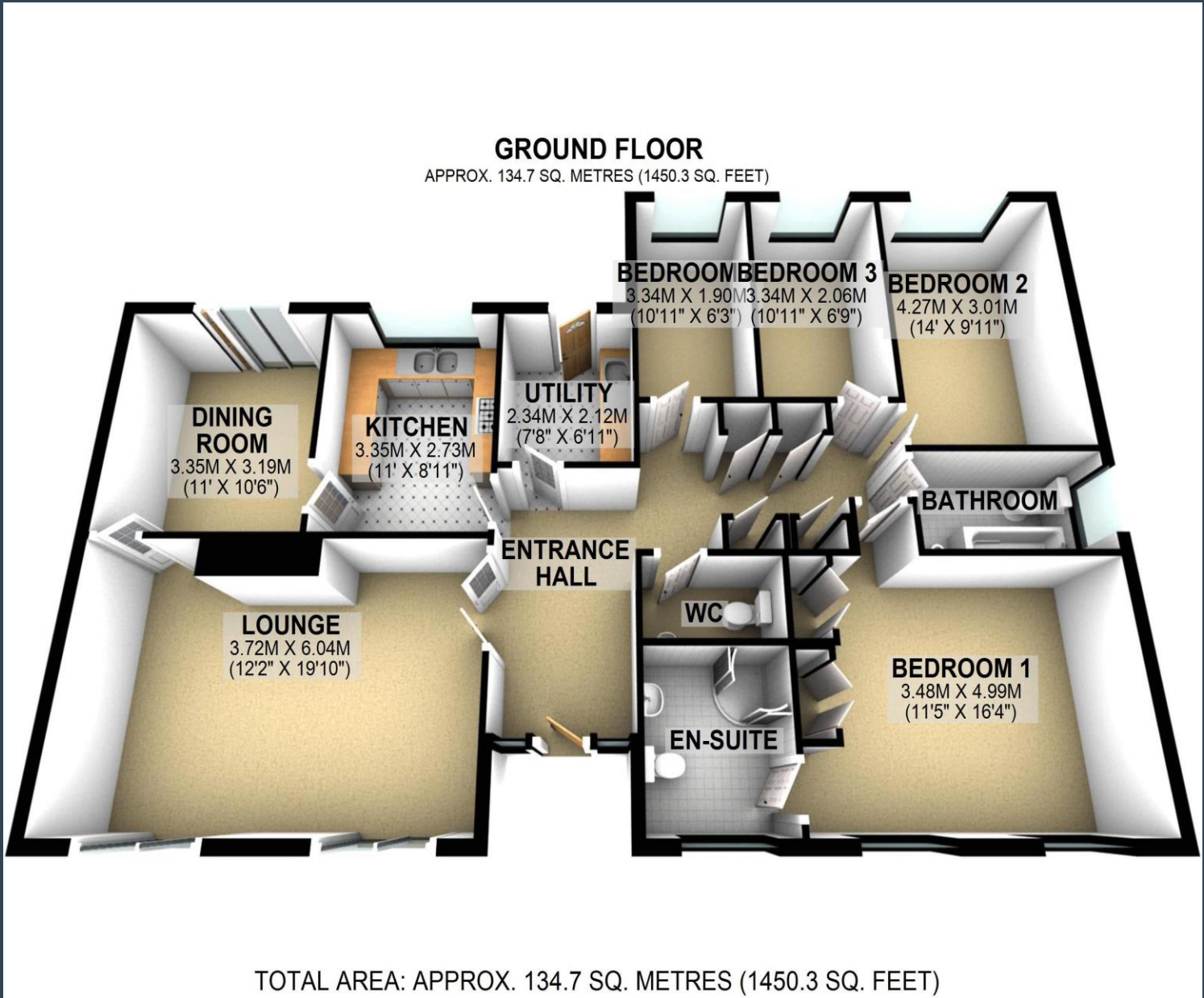
- Detached Bungalow
- No Onward Chain
- Four Bedrooms
- Lounge & Dining Room
- Master Bedroom With En-Suite
- Family Bathroom

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PRICE                      £525,000

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

# CHRISTIE

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## ABOUT THIS PROPERTY

A four bedroom detached bungalow offered with no onward chain located a short walk from the vibrant centre of Crickhowell. The property offers a good range of light and bright accommodation comprises a large lounge with fireplace and lovely views towards the River Usk and mountains beyond, a separate dining room, and entrance hall with plenty of storage cupboards, kitchen and utility room. There are four bedrooms, bedroom one having a re-fitted shower room as well as a family bathroom. The property is set back from the road behind double gates that leads to an attractive front garden with a driveway providing parking for several cars and single garage. The rear garden is a useful size and is mainly laid to lawn and patio. In summary, this is an exceptional home enjoying a location just a short walk from the vibrant centre of this independently minded town, enjoying a stunning setting in the heart of Bannau Brycheiniog.

## ABOUT THE LOCATION

The town of Crickhowell is situated on the River Usk, on the southern edge of the Black Mountains in the eastern part of the Brecon Beacons National Park, and neighbouring the Glanusk Park estate. Amenities in the area include a range of local shops, a variety of pubs and restaurants, several places of worship and a popular secondary school. Abergavenny, situated 5 miles away, acts as the major transport hub for the area. The Railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is one mile out of town with the M50 / M4 a further twenty five minutes away. Furthermore there is a large bus station with an extensive range of routes to neighbouring towns and villages and as far afield as Cardiff.

## DIRECTIONS

From Abergavenny take the A40 towards Brecon. After 6.3 miles continue straight through Crickhowell town centre. Upon seeing the petrol station on the right hand side, turn left into New Road. The property can be found on the left hand side before the church.

## USEFUL INFORMATION

**COUNCIL TAX:** Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Ultrafast broadband is available (provided by Openreach & Voneus) with an estimated maximum speed of 1,000 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.