



# EIN CARTREF

DUFFRYN ROAD | LLANGYNIDR | CRICKHOWELL | POWYS | NP8 1NT

# WELCOME TO EIN CARTREF

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An attractive, spacious individually designed bungalow situated on the fringe of the popular village of Llangynidr, just a few miles from the picturesque town of Crickhowell. The bungalow has been a super family home for the past 25 years and is located in a small cul de sac with 3 other properties. The bungalow offers the opportunity for the new owner to improve and update creating a home with much light and space complemented by generous gardens and countryside views. In addition to the bungalow is an attached garage with parking to the front. The village of Llangynidr offers a primary school, two pubs, a convenience store, a village hall which holds community events and a Church, all within walking distance of the bungalow. An exciting opportunity to acquire a substantial bungalow in a desirable location with level lawned gardens.

# KEY FEATURES

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- Substantial and spacious bungalow with views to the side and rear
- Situated within the sought after village of Llangynidr
- An opportunity to modernise and create a fabulous home
- Generously proportioned rooms with much potential
- Complemented by level grounds circa 0.3 of an acre
- Double garage and parking





# LIVING AREA

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Ein Cartref is light, spacious and versatile bungalow designed to create a flow throughout the property. The principal rooms are all located off from the reception hall and include, a sitting/dining room with feature fireplace and sliding doors leading to a sun room. The sun room is positioned to the rear of the house with doors to an adjoining stone terrace, a private area from which to enjoy the garden. The kitchen/breakfast room does require some updating but is well fitted kitchen and spacious and accessed from both the sitting/dining room and the reception hall. A useful utility room, with access to the double garage, is located off the kitchen. A cloakroom / W.C. is located in the centre of the bungalow, off the central hall.









# BEDROOMS

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The bedrooms are all located to one side of the property, the generously proportioned en-suite principal bedroom has built in storage and is located to the rear elevation. There are three further bedrooms, two with sliding doors leading to their own patio areas. These two bedrooms are served by the family bathroom.





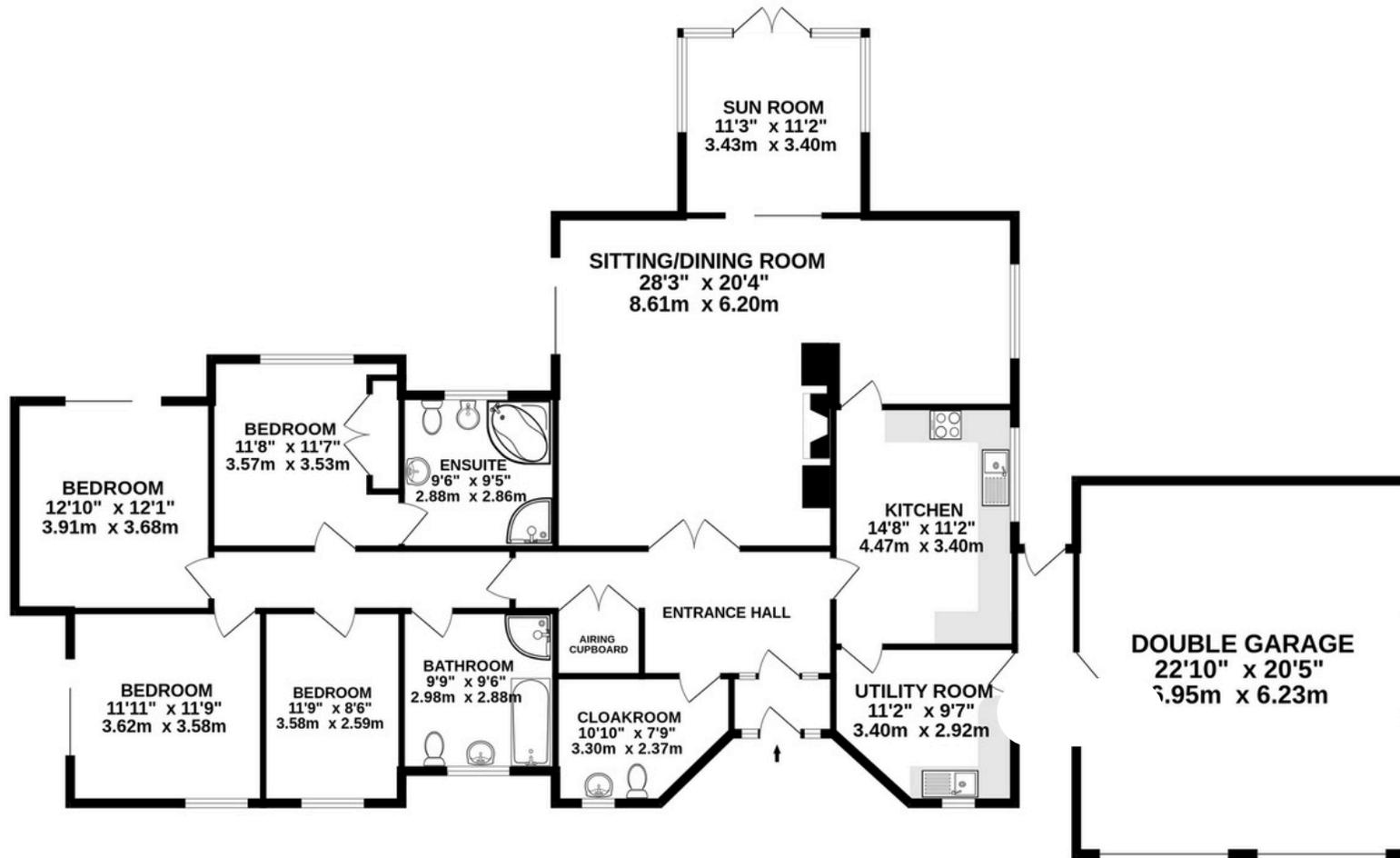


# OUTSIDE

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The bungalow is located in a small cul-de-sac and is set back from the road with generous gardens to the front and parking for several vehicles in front of the garage. The bungalow sits in generous, level gardens, the plot measures just over 0.3 acres. The front garden is predominantly laid to lawn and wraps around both sides of the bungalow, with a pathway adjoining the property and continuing around to the rear. The rear garden is also mainly laid to lawn and enjoys a good degree of privacy. A small pond sits towards the rear boundary, the garden is enclosed by wooden fencing and mature hedging. There are views to the surrounding countryside and walks within the Brecon Beacons/ Bannau Brycheiniog National Park and along the Brecon and Monmouth Canal a short distance away.





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TOTAL FLOOR AREA : 2371 sq.ft. (220.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
	72
	48

England & Wales EU Directive 2002/91/EC



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# LOCAL AREA

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The property is situated in the historic Powys village of Llangynidr, a few miles from the picturesque town of Crickhowell. The village has a primary school, community hall, two public houses, petrol station, post office, local store, tennis courts and playing fields. The area is well-known for outdoor activities including cycling, walking, horse riding and fishing, all embracing the stunning countryside of the Brecon Beacons / Bannau Brycheiniog National Park. Crickhowell is a thriving community with independent shops and a range of amenities including primary and secondary schools, doctors' and dentists' surgeries, restaurants and public houses. The larger, historic town of Abergavenny is some 7 miles east and offers a wider range of amenities including several major supermarkets, a general hospital, leisure facilities and a main line railway station. The area is renowned for its many high quality restaurants and popular events including the annual Food Festival in Abergavenny and walking and literary festivals in Crickhowell. Road links within the area are considered excellent with the A465 Heads of the Valleys Road approximately three miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

# DIRECTIONS

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From Abergavenny take the A40 to Crickhowell. Passing The Bear Hotel on your right-hand side, take the left hand turning turn opposite the petrol station (into New Road) and continue over the stone bridge and turn right towards Llangynidr. Continue until reaching the village of Llangynidr and take the left hand turning into Dyffryn Road signposted for the Red Lion pub. Follow the road through the village, just before the Church of St. Cynidr & St. Mary, take a right hand turning into an unnamed road signposted, Ein Carteff, Green Acres, Ty Carreg and The Gables, the property is located on the left hand side.

**What 3 Words** - [///gossip.receiving.molars](http://gossip.receiving.molars)



# INFORMATION

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**Guide Price: £695,000**

**Local Authority:** Powys County Council.

**Council Tax Band:** G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** E. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We understand that there is mains electricity, water and drainage connected to the property. Oil fired central heating.

**Broadband:** Ultrafast and standard broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** 02, Vodaphone, EE and Three are good outdoors and limited indoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number WA814782 – a copy of which is available from Parrys.

**Agent's Notes:** There is an agreement in place to contribute towards the upkeep of the lane by all properties in the cul-de-sac. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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