

# CHRISTIE

R E S I D E N T I A L



## 59 darren View, Crickhowell, NP8 1DS

A four bedroom detached home located within a residential cul-de-sac on the edge of Crickhowell. The property occupies an elevated position that affords exceptional views across the town and the Black Mountains and affords generous and flexible accommodation throughout.

- Detached Family Home
- Four Bedrooms
- Large Lounge
- WC And Utility Room
- Four Piece Bathroom
- Electric Heating

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Price	£425,000
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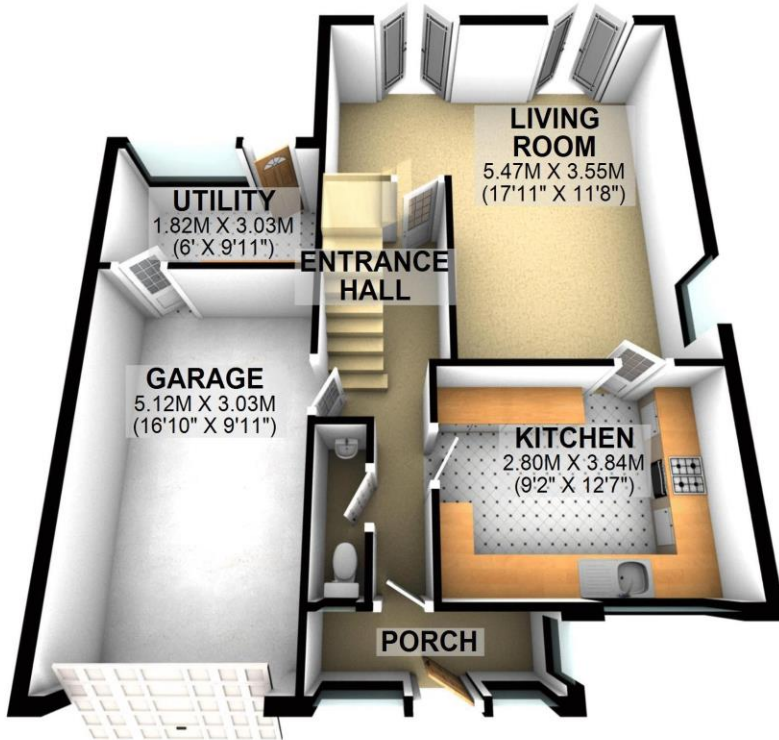
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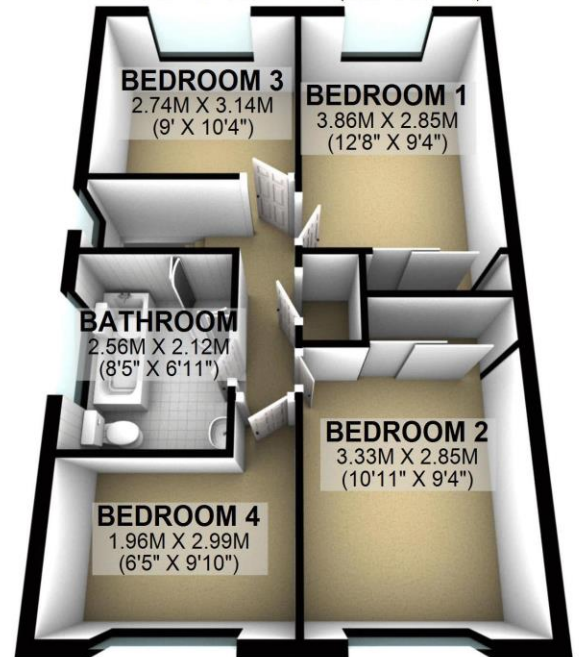
## GROUND FLOOR

APPROX. 74.3 SQ. METRES (799.9 SQ. FEET)



## FIRST FLOOR

APPROX. 51.7 SQ. METRES (556.2 SQ. FEET)



TOTAL AREA: APPROX. 126.0 SQ. METRES (1356.1 SQ. FEET)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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## About this property

A four bedroom detached home located within a residential cul-de-sac on the edge of Crickhowell. The property occupies an elevated position that affords exceptional views across the town and the Black Mountains and affords generous and flexible accommodation throughout. It comprises an entrance hall, which leads to the large lounge with patio doors to the rear garden, fitted kitchen and WC. The ground floor also includes a single garage with a utility room to the rear. Upstairs there are four bedrooms, bedrooms one and two having built in wardrobes, and a four piece family bathroom with underfloor heating. The property is set behind a driveway with parking for two cars and has a lovely back garden with various flower beds and borders and a raised decked area to the immediate rear of the house with far reaching views across the town to the mountains beyond. This is a lovely home, offered in good order throughout and offering a combination of generous accommodation and a first-class location.

## 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. Recently voted "The Best High Street in Britain", amenities in the area include a varied range of independent local shops, a number of quality pubs and restaurants, several places of worship and a well-regarded primary and secondary school. The larger market town of Abergavenny is situated 5 miles away and acts as the major transport hub for the area. The mainline railway station allows easy access to anywhere on the rail network. The A465, Heads of the Valleys Road is on the outskirts of Abergavenny with both 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. Take the right turn after the petrol station into Llanbedr Road. Continue up the hill for 400 yards and turn left into Oakfield Drive. Take the first right into Darren View and follow the road up the hill. The property can be found on the left hand side at the top of the hill.

## USEFUL information

COUNCIL TAX: Band E. The local authority is Powys County Council – 01597 827460

- SERVICES:** We understand that mains electricity, water & sewerage are connected to the property.
- 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.