



# Christie Residential

YOUR HOME, HANDLED WITH CARE

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Oakfield Drive,  
Crickhowell  
**£399,950**

- ♥ Detached House
- ♥ Three bedrooms
- ♥ Lovely Views
- ♥ No Onward Chain





## About this property

A well-presented three-bedroom detached home, situated in a quiet residential cul-de-sac on the edge of Crickhowell. Occupying an elevated position, the property enjoys outstanding views across the town towards the Black Mountains, while offering spacious and versatile accommodation throughout. The ground floor comprises an inviting entrance hall leading to a generous living room, which flows seamlessly into the dining area with patio doors opening onto the rear garden. There is also a fitted kitchen, a convenient WC, and a single garage with an electric roller door, complemented by a useful utility room to the rear. Upstairs, there are three bedrooms, with bedrooms one and two benefiting from particularly impressive views, along with a well-appointed four-piece family bathroom. Externally, the property is set behind a driveway providing parking for several vehicles. To the rear, the low-maintenance garden features a combination of paved patio, gravel, artificial turf, and established flower beds and borders. Offered in good order throughout, this attractive home combines generous living space with a highly desirable location. No onward chain.

## 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. The What3Words location is: creeps.salsa.proves

## USEFUL information

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

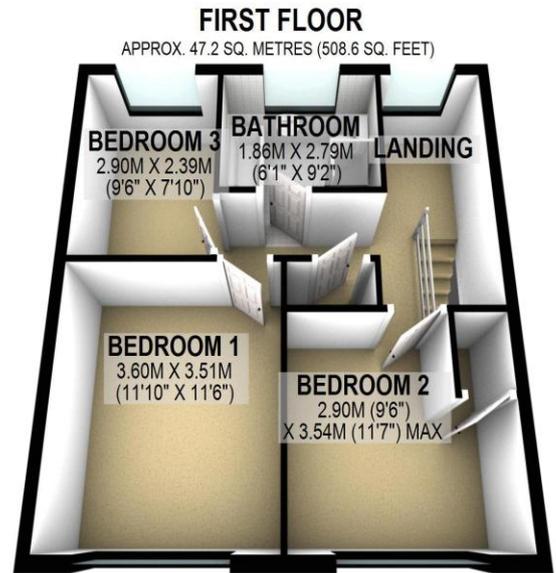
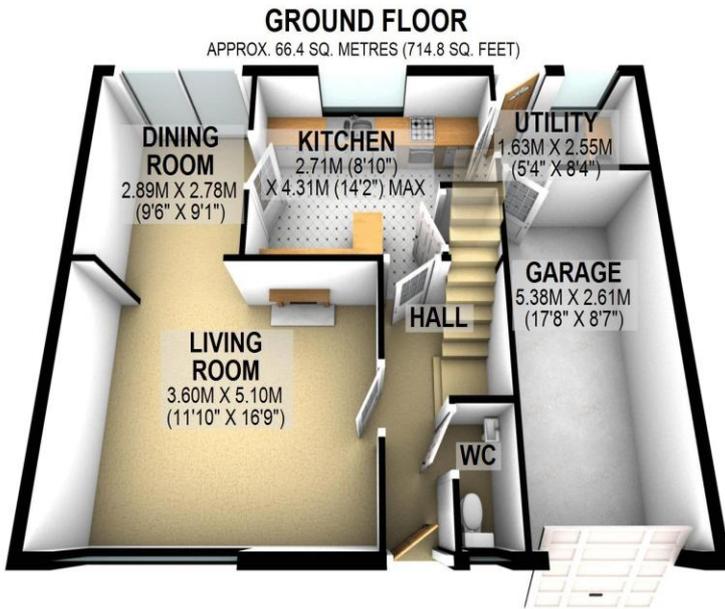
**SERVICES:** We understand that mains gas, electricity, water & sewerage are connected to the property. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 76 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**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.

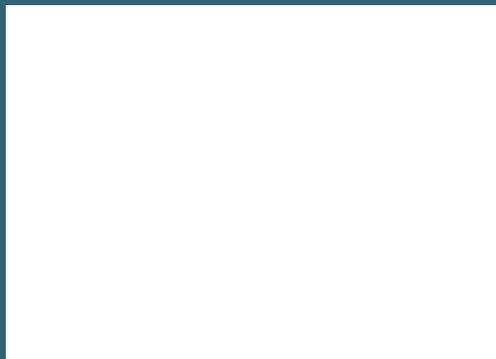
**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

### 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.



TOTAL AREA: APPROX. 113.7 SQ. METRES (1223.4 SQ. FEET)



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