



19 ERW BANT, LLANGYNIDR, CRICKHOWELL, NP8 1LX

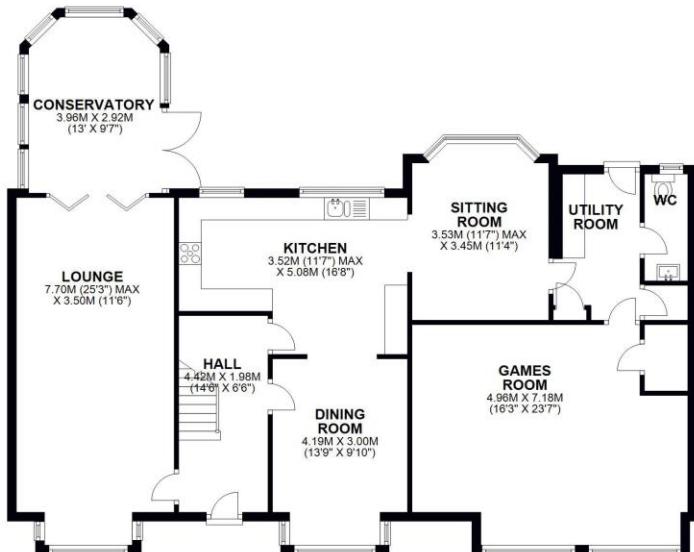
A substantial and spacious five bed detached family house in the highly sought after village of Llangynidr. This generously proportioned and much loved property sits at the end of a quiet cul de sac with beautiful mountain views. Featuring a large garden and planning permission for a single storey extension making it the ideal family home.

- Spacious Detached Family Home
- Five Bedrooms
- Two Reception Rooms, Conservatory And Dining Room
- Three Bathrooms And Ground Floor W/C
- Games Room
- Three Phase Electric Supply And Fast Electric Car Charger

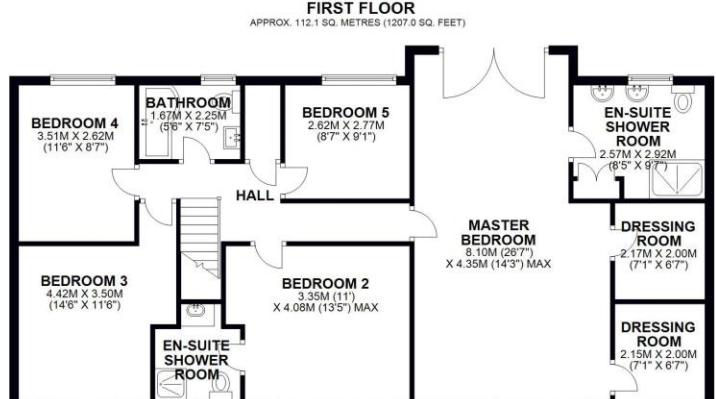
PRICE £599,950



GROUND FLOOR
APPROX. 129.1 SQ. METRES (1389.8 SQ. FEET)



FIRST FLOOR
APPROX. 112.1 SQ. METRES (1207.0 SQ. FEET)



TOTAL AREA: APPROX. 241.3 SQ. METRES (2596.9 SQ. FEET)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
69	C	69 C	75 C

ABOUT THIS PROPERTY

A substantial and spacious five bed detached family house in the highly sought after village of Llangynidr. This generously proportioned and much loved property sits at the end of a quiet cul de sac with beautiful mountain views out over Tor Y Foel to the rear and The Myarth to the front. Featuring a large garden and plenty of versatile living space as well as planning permission for a single storey extension making it the ideal family home. On the ground floor you will find a lounge that spans the width of the house and is extended by a light and airy conservatory giving access to the garden. A large open plan kitchen and dining room, complemented by a cosy sitting room adjoins a downstairs W/C, utility room with garden access and large games room perfect for relaxing. Upstairs, the impressive master bedroom boasts over 40m2 of floor space which includes two sizeable walk in wardrobes, en-suite with shower and a juliet balcony offering stunning mountain views. The second large front facing double bedroom also features an en-suite. A beautiful family bathroom and three further double bedrooms, one currently in use as an office space completes the upstairs space with plenty of options for all the family. The enclosed rear garden provides a perfect combination of space and privacy split over two levels, with a separate gated area on the lower level and a sunken trampoline at ground level. This is where you will also find a lovely paved outdoor seating area, gazebo and bar with electric providing the perfect space to entertain. To the front of the house there is a further lawned area as well as a private driveway with parking for four cars, to include a three phase electric supply and fast car charger. Two sheds to the side of the house provide ample storage. This home is ideally situated for family life in a thriving and welcoming village. Within easy walking distance are two local village pubs, the shop and café and a newly refurbished park and play area. Both the village primary school and local secondary school in Crickhowell are highly regarded. The Brecon and Monmouthshire canal and river Usk ensure beautiful countryside walks (or swims) from your doorstep and the local towns of Crickhowell, Brecon and Abergavenny are just a short drive away.

ABOUT THE LOCATION

The village of Llangynidr occupies a delightful position in the Brecon Beacons National Park close to the river Usk and the Monmouthshire and Brecon canal. The village offers a range of amenities including a primary school, community hall, two public houses, post office, convenience store, petrol station and a variety of sports facilities. Nearby Crickhowell offers a range of independent local shops, variety of pubs, several places of worship and popular secondary school. The area is well known for its outdoor pursuits, including walking, caving, and climbing with canal walks, pony trekking and fishing all nearby. The larger market town of 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 through Crickhowell taking the left hand turn opposite the petrol station into New Road. Follow the road down the hill and over the river bridge and take the right turn at the lights (signposted Llangynidr). Continue for approximately four miles into the village and take the right hand fork into Forge Road. Take the first left into Erw Bant and take the right fork, the property can be found at the end of the cul-de-sac.

USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Powys County Council – 01579 827460

SERVICES: We understand there is an oil fired central heating system and 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.

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.