

# CHRISTIE

R E S I D E N T I A L



## 2 GREENHILL VILLAS, BEAUFORT STREET, CRICKHOWELL, NP8 1AL

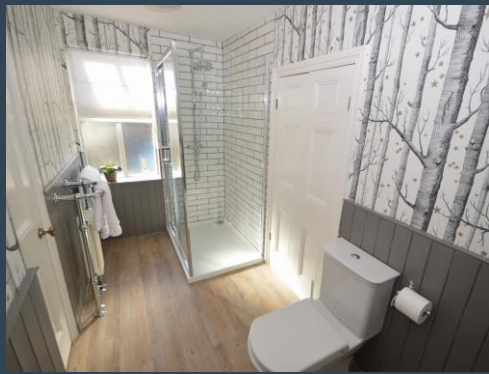
A generously proportioned and beautifully presented three double bedroom property located in the heart of Crickhowell Town. This Grade II listed property further benefits from three reception rooms, a sunny south facing garden and no onward chain.

- Three Double Bedrooms
- Refurbished To The Highest Standard Throughout
- Three Reception Rooms
- Kitchen With Separate Utility Room
- Shower Room & Downstairs WC

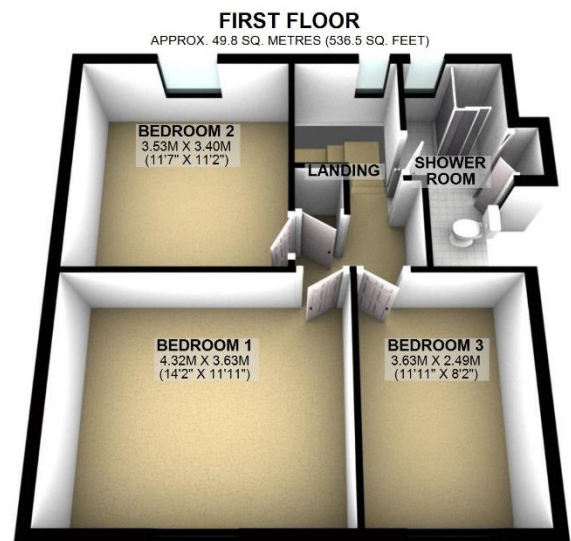
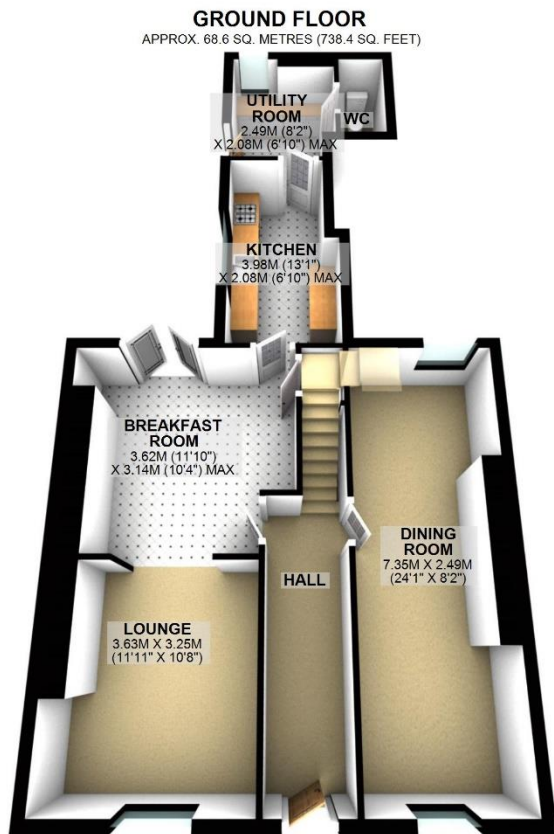
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PRICE	£399,950
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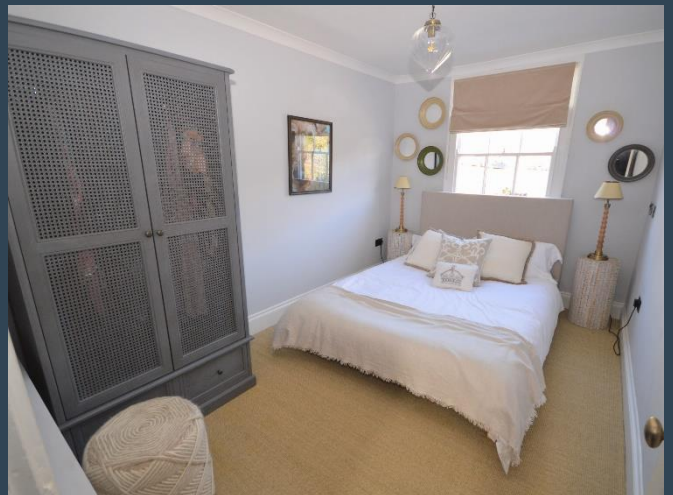
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TOTAL AREA: APPROX. 118.4 SQ. METRES (1274.9 SQ. FEET)



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## ABOUT THIS PROPERTY

Located moments from the centre of Crickhowell, Greenhill Villas is a Grade II listed period home that offers generous accommodation and boasts a wealth of charm and character. This semi-detached, double fronted property has undergone extensive refurbishment by the current owner to create a home of rare quality that has been finished to the highest standard throughout. The accommodation comprises a welcoming entrance hall leading to a lounge open to a separate dining area with French doors out to the garden. In addition there is a hugely impressive 24' formal dining room, fitted kitchen with separate utility room and downstairs WC. There is also access to a cellar from the hall. Upstairs, there are three double bedrooms, including a bright and airy 14' principal bedroom, and a superbly appointed shower room. The refurbishment retains a number of original features including sash windows, cornicing and exposed stonework. The property also benefits from a delightful, and sunny, south facing garden that has been reimagined for low maintenance and as a further space to entertain and enjoy. It has largely been paved with Indian sandstone and comprises two distinct seating areas with raised bed housing trailing plants and further benefits from a timber storage shed. This exceptional home is offered with 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. 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. Upon reaching the town, the property can be found on the left hand side after the right turn for Llangenny Lane.

## USEFUL INFORMATION

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

**SERVICES:** We understand that mains gas, 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.