



Estate Agents

Taylor & Co

Abergavenny

Dan Y Grug

Crickhowell, Powys, NP8 1DD

Asking Price  
£329,950



# Dan Y Grug

## Crickhowell, Powys, NP8 1DD

Three bedroomed semi-detached family home occupying a larger than average plot with a pleasant outlook over a communal green  
Dual aspect through lounge / diner | Triple aspect contemporary kitchen / breakfast room | Cloakroom  
Spacious entrance hall with room for a study space | Three first floor bedrooms | Modern white bathroom suite | South facing garden  
Beautiful views towards Llangattock Hillside | Potential to extend subject to required consent | On street parking  
Walking distance to high street, primary and high schools | No connected chain

**This three bedroomed semi-detached family home occupies a larger than average plot and enjoys a pleasant outlook over a communal green to the front and distant views towards Llangattock Hillside at the rear over its south facing garden. Offered to the market with no connected chain, this family home offers a good family sized accommodation with a dual aspect through lounge / diner, a triple aspect contemporary kitchen / breakfast room, three first floor bedrooms and a modern white bathroom suite in addition to a cloakroom on the ground floor. Given the size of the plot, there is potential to extend to the side of the property if more space is required, subject to the necessary consent which would also be applied to the creation of off street parking if desired.**

**Families move to this pretty market town due to proximity to its popular high street but also for the schools at both primary and secondary level which are both walkable from this home. The property has been maintained to meet the requirements of a rental property and would therefore suit investors looking for a property acquisition too.**

**SITUATION** | Crickhowell is a vibrant and historical small town, set in stunning Bannau Brycheiniog – Brecon Beacons - National Park scenery on the River Usk, popular with walkers and cyclists and a sought after area for home relocation, tourism, and visitors.

The town is renowned for its independent businesses including a PT/Gym studio, Yoga studio, grocery stores, butcher, delicatessen, bakery, zero waste shop, newsagent/post office, individual boutiques, optician, coffee shops, book shop with visiting authors, tourist information centre, library, tennis courts and cricket pitch. Crickhowell also has dentist surgeries, a health centre, petrol station, pubs, gastro pubs, restaurants, and hotels - including The Bear, open since 1432 - local community halls and a church. The area is well served by favoured schools for all ages and is very popular with young families as well as having an active senior community with many societies, clubs, choir, and a thriving U3A.

For more shopping, supermarkets and leisure, the vibrant market town of Abergavenny is just 6 miles away. The town's railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

### ACCOMMODATION

**ENTRANCE HALLWAY** | Double glazed entrance door with window to the side, staircase to the first floor, large understairs recess area with a useful cloaks hanging space, electricity consumer unit,

wood style flooring. Glazed panelled doors open into both the lounge and the dining room from the hallway.

**DUAL ASPECT THROUGH LOUNGE / DINER** | Double glazed windows to both the front and rear aspects with an outlook over a communal green towards Llangattock Hillside, fireplace to each reception room, picture rail, two radiators. From the dining room, a glazed panelled door opens into:

**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | The kitchen is fitted with a range of contemporary cabinets in a grey shaker style finish with complementary chrome door furniture, wood style laminate work tops with matching upstands and over counter lighting, inset sink unit, inset hob with extractor hood above and double oven beneath, space for integrated dishwasher and washing machine, space for a full height fridge freezer, ceiling spotlights, four double glazed windows to two aspects plus a double glazed door opening into the garden, tiled floor, radiator, walk in pantry cupboard with window. Door to:

**CLOAKROOM** | Lavatory, obscure window.

### FIRST FLOOR

**LANDING** | Double glazed window to the side aspect, loft access.

**BEDROOM ONE** | Double glazed window to the front aspect with an outlook over a communal green to Llangattock Hillside, picture rail, decorative fireplace, radiator, inbuilt cupboard.

**BEDROOM TWO** | Double glazed window to the rear aspect with views over the garden towards Llangattock Hillside, decorative fireplace with fitted cupboards to either side of the chimney breast recess one of which houses a Baxi gas central heating boiler, picture rail, radiator.

**BEDROOM THREE** | Double glazed window to the rear aspect, radiator, inbuilt cupboard.

**FAMILY BATHROOM** | Fitted with a white suite to include a panelled bath with electric shower over, lavatory, wash hand basin, double glazed window to the side aspect, tiled walls and radiator.

## OUTSIDE

**FRONT** | The property enjoys a pleasant outlook over a communal green with a view towards Llangattock Hillside with the entrance approached via a paved pathway with lawn to either side. To the side of the house is a walkway with raised lawned area to the side which leads to the rear of the property.

**SOUTH FACING REAR GARDEN** | This family home enjoys a south facing rear garden with a paved patio adjoining the kitchen. Steps lead up to a lawned area with a sun terrace at the rear which affords views towards Llangattock Hillside. Outside water tap.

## **GARDENS**



## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains water, drainage, gas and electricity are connected to the house.

**Council Tax** | Band E (Powys County Council)

**EPC Rating** | Band D

**Flood Risk** | No recorded flood events at this property according to Natural Resources Wales. Refer to [flood-risk-maps.naturalresources.wales](https://flood-risk-maps.naturalresources.wales).

**Covenants** | The property is registered with HMLR, Title Number WA200693. There are restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Brecon Beacons National Park planning department for further information. This property has been extended at the rear from its original build.

**Broadband** | Fibre is connected to the cabinet and a copper connection is also available in the area according to Open Reach. Full fibre is planned by December 2026 according to their website.

**Mobile network** | According to Ofcom, 02 has likely indoor coverage, the other network providers show limited coverage.

**Viewing Strictly by appointment with the Agents**

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**Reference** AB463







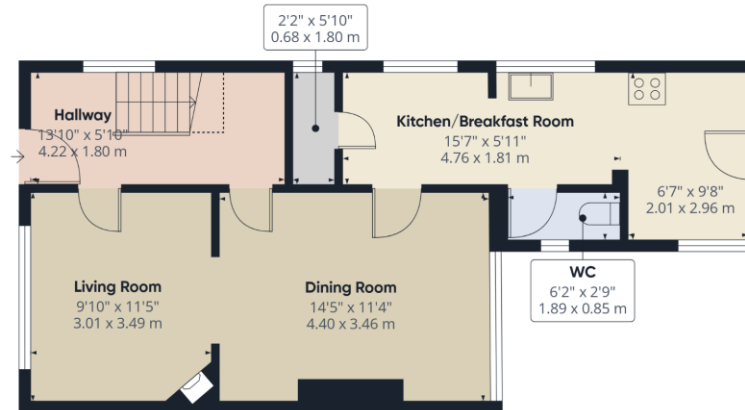


# Floorplan

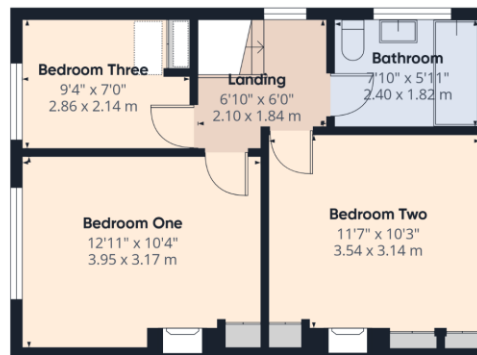
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

944 ft<sup>2</sup>  
87.8 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.