Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

# Park Drive
# Llangattock
# Crickhowell
# Powys

£499,999











- Stunningly located, detached three-bedroom bungalow
- Set in approx. half an acre of grounds
- Opportunity to extend/convert subject to necessary planning permissions
- Accessed via a private road
- Secluded setting
- On the edge of the Bannau Brycheiniog National Park
- Easy walk to the desirable market town of Crickhowell
- Uninterrupted views of the surrounding hills and countryside
- In need of Modernisation
- Available with No Onward Chain

**Ref: PRG10963**

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Viewing Instructions: Strictly By Appointment Only

## General Description

A rare opportunity to transform a 3-bedroom detached bungalow in a stunning private setting on the outskirts of the picturesque village of Llangattock, close to the thriving market town of Crickhowell. Set in approximately half an acre of gardens, the property offers great scope to modernise and create a superb home and is offered with no onward chain.An excellent base for walking and for exploring the numerous music, food, and cultural festivals such as the Hay Festival and Abergavenny Food Festival, the property is perfect for families or those seeking a tranquil retreat. EPC E45

## Accommodation

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### Hallway

Carpeted floor, Built-in Cupboards, Radiator, Doors to:

### Kitchen (14' 5" x 12' 9") or (4.39m x 3.88m)

Vinyl floor, window and radiator. Freestanding electric cooker, sink drainer and door out.

### Living Room (16' 2" x 12' 6") or (4.92m x 3.80m)

Parquet floor, open fireplace, windows and radiator.



### Bathroom (9' 5" x 5' 5") or (2.86m x 1.66m)

Vinyl floor, window and bath with shower over. WC, wash basin and radiator.



### Bedroom 1 (14' 10" x 11' 11") or (4.53m x 3.64m)

Carpet, window and radiator.



### Bedroom 2 (12' 10" x 9' 5") or (3.90m x 2.88m)

Carpet, window and radiator.



## Bedroom 3 (9' 5" x 9' 0") or (2.86m x 2.74m)

Carpet, window and radiator.

## Outhouse

Located to the side of the property and leading to the outside toilet and store.



## Outside

Approached by a private lane and via two 5-bar gates before reaching the bungalow. The property sits in approximately 1/2 an acre of grounds and gardens which have plenty of scope for landscaping, with a pretty stream running through the bottom of the gardens. The private track continues through the ground into another neighbouring field. The property has a right of way over the track. There is also a public footpath along the lane.

## Services

Mains Electricity & Water

Private Drainage

Oil-fired Central Heating

EPC Rating: E = 45/79

Council Tax Band: E - Powys County Council

Tenure: Freehold

Broadband: Superfast Available
Mobile Signal: Deemed Good - Check with your provider

## Agents Note

Natural Resources Wales indicates that this postcode is at a high risk of flooding from rivers.

## Services

EPC Rating:45

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E

## Directions

What3Words: Ready.Riper.Measuring









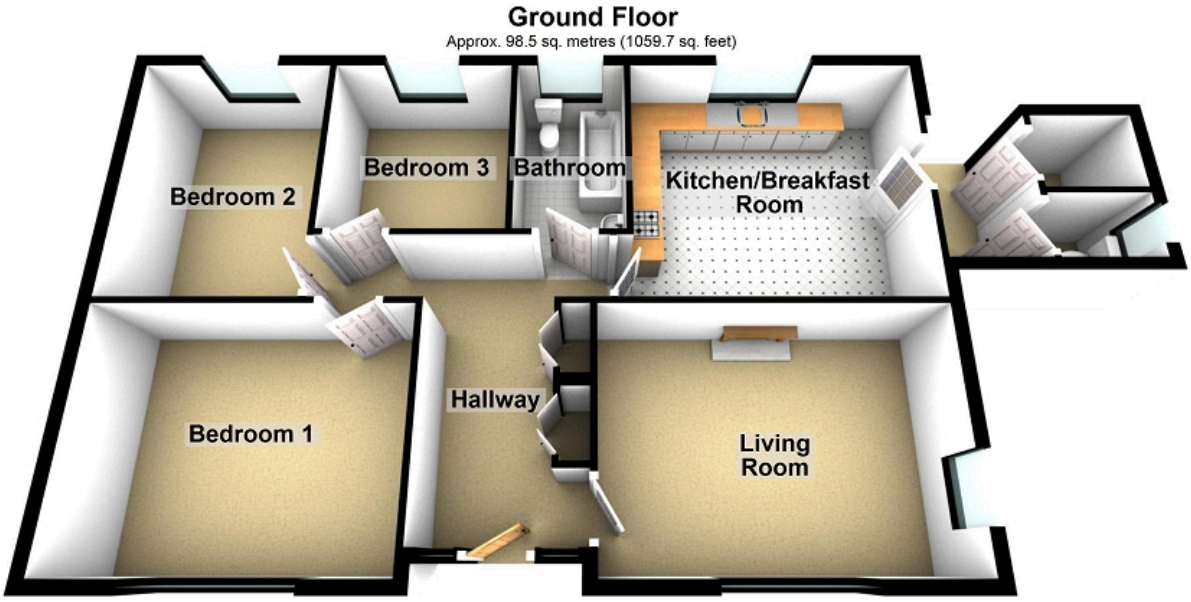











Total area: approx. 98.5 sq. metres (1059.7 sq. feet)

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