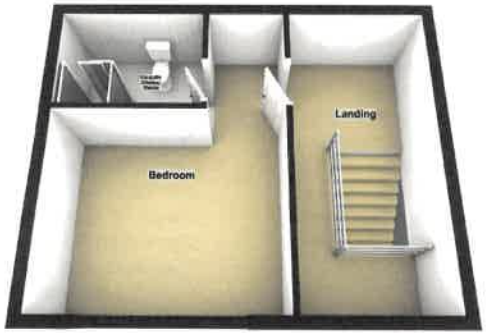
Ground Floor



First Floor



Second Floor



Viewing: **01873 810 213** Website: **www.ctf-uk.com** Email: **crickhowell@ctf-uk.com**

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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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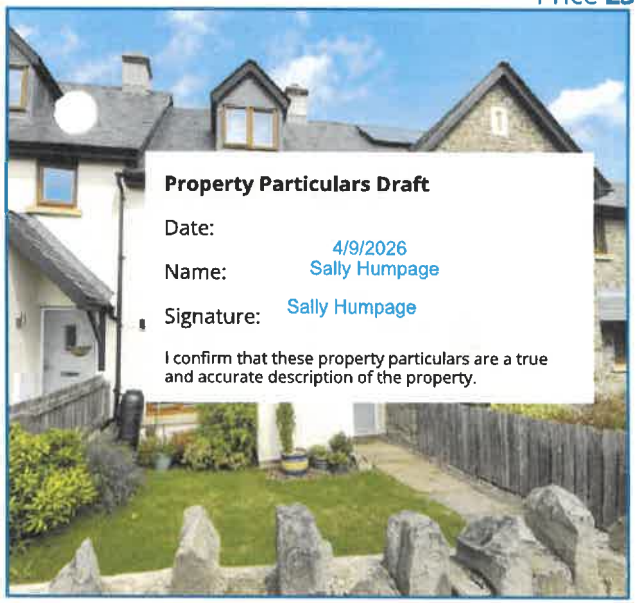
Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Clos Castell
Llangynidr
Crickhowell
Powys.

Price **£335,000**



Property Particulars Draft

Date: 4/9/2026

Name: Sally Humpage

Signature: Sally Humpage

I confirm that these property particulars are a true and accurate description of the property.









- Well - Presented Modern Three Bedroom Terraced Townhouse
- New Sigma 3 Kitchen
- Welcoming Living Room
- Pri Rear Garden with Summer House
- Off - Street Parking for Two Vehicles
- Lovely Location

General Description

EPC Rating: C79

A beautifully presented three-bedroom terraced home in the sought-after village of Llangynidr, within the scenic Bannau Brycheiniog National Park. Blending classic stone exterior charm with stylish modern interiors, the property features a light-filled living room, a contemporary new open-plan kitchen/dining room with French doors, and three versatile bedrooms served by a sleek, modern en suite shower room to the master and a family bathroom. Complete with an enclosed rear garden featuring a timber garden lodge, a charming front garden, and dedicated off-street driveway parking, this home offers idyllic village living just minutes from countryside walks and nearby Crickhowell.

Property Description

This well-presented three-bedroom terraced home is ideally located in the heart of the sought-after village of Llangynidr, set within the picturesque Bannau Brycheiniog National Park. Offering a perfect blend of modern living and classic stone character, the property features stylishly finished accommodation, double glazing, and high-quality fixtures throughout.

The ground floor opens with a comfortable living room featuring wood-effect flooring, leading through to an impressive, brand new Sigma 3 open-plan kitchen and dining area with modern sage-green cabinetry, patterned splashback tiling, and French doors opening out onto the garden. Upstairs, the property provides three versatile bedrooms, including a generous master with character dormer window, served by a sleek contemporary shower room with walk-in enclosure.

Externally, the rear offers a private, enclosed garden with a paved patio, lawn, raised timber flower beds, and a timber summer house at the far end. To the front, there is a low-maintenance garden enclosed by a traditional stone wall. To the rear is the added benefit of off-street driveway parking.

Situated in a desirable position, the property is within easy reach of the Monmouthshire and Brecon Canal, local village pubs, and surrounding countryside walks, while remaining conveniently close to nearby Crickhowell. It presents an ideal opportunity for those seeking a beautifully updated home in a prime village setting.

Ground Floor

Hallway

Enter property via Composite front door. Stairs lead to the first floor landing area. Doors to the ground floor W.C. and living room.

W.C. (6' 8" Max x 2' 10" Max) or (2.03m Max x 0.87m Max)

Ground floor W.C. and pedestal wash hand basin. Upvc window to the front aspect and small radiator.

Living Room (14' 10" Max x 13' 1" Max) or (4.52m Max x 3.99m Max)

Upvc window to the front aspect, two white radiators. A central light fitting.Plastered walls and ceiling. Wood effect laminate flooring. Under stairs storage cupboard. Door leading to

Kitchen/ dining room (16' 4" Max x 9' 9" Max) or (4.99m Max x 2.98m Max)

Brand new Sigma 3 modern sage-green and highland stone fitted kitchen / dining room featuring stone shaker-style cabinetry, patterned tile splashbacks, integrated appliances include a built-in electric oven, hob and extractor fan over,fridge freezer, Rangemaster multi - function tap and a ceramic one and a half bowl sink. Space and plumbing for the washing machine. Plastered walls and ceiling with modern spotlights. Wood effect laminate flooring. Upvc window and French doors opening to the rear garden area.

First Floor

Landing

Bathroom (7' 9" Max x 5' 6" Max) or (2.35m Max x 1.68m Max)

White suite comprising of a bath with mixer tap, W.C. pedestal wash hand basin with mixer tap. Plastered walls with tiled splash backs und.

Clos Castell, Llangynidr, Crickhowell, Powys.

Plastered ceiling with spot lights. Tile effect vinyl flooring. Upvc window to the rear aspect.

Bedroom 3 (12' 11" Max x 9' 9" Max) or (3.94m Max x 2.97m Max)

uPVC double-glazed window to the rear aspect with fitted roller blind. Smooth plastered walls and ceiling with central light fitting. Wall-mounted radiator. Carpet .

Bedroom 2 (11' 10" Max x 9' 9" Max) or (3.60m Max x 2.97m Max)

uPVC double-glazed window to the front aspect with fitted Venetian blind. Smooth plastered walls and ceiling with central pendant light fitti Wall-mounted radiator. Carpet.

Second Floor.

Master Bedroom (12' 11" Max x 16' 10" Max) or (3.93m Max x 5.13m Max)

With uPVC double-glazed dormer window to the front aspect with fitted window shutters. Smooth plastered walls, character sloped ceilings, Velux window to the rear and access to loft space which is boarded and has a loft ladder. Two wall-mounted radiators. Carpet . With a door leading to...

Master bedroom En-Suite (8' 2" Max x 5' 7" Max) or (2.49m Max x 1.69m Max)

Velux roof window to the rear aspect. Three-piece suite comprising a walk-in shower cubicle with glass sliding doors and rainfall showerhead, wash hand basin set over a vanity unit with mixer tap, shaver point. Low-level WC. Smooth plastered ceiling with sloped character detail, part-tiled walls, and contrasting sage green decor. Vinyl flooring .

Ext l

Rear Garden

An enclosed garden area with a summer house that has power, lighting , double doors and windows. A gate leads to...

Driveway

To the rear where there is parking for 2 cars and is part of the property.

Tenure

Freehold.

Services

Mains drainage, Mains water, Mains electric, Heating is Shared LPG Gas.

Council Tax

D.

Agents Note

National Resource Wales indicated that this postcode is at a very low risk of flooding.

Broadband and Mobile phone

Ultrafast Broadband is shown to be available area along with good mobile signal. This is for guidance only and we recommend that you should check with your provider.

Directions

From our office in Crickhowell head in a westerly direction along the A40 turning left opposite the petrol station onto New Road. Follow New Road down and over Crickhowell Bridge and then turn right onto the B4558 towards Llangynidr. Follow this road for approximately 4 miles into the village of Llangynidr and take the turning left, signposted for the Red Lion pub, onto Duffryn Road and next right onto Clos Castell where the property can be found along the road on the right hand side.



