Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Ffawyddog
Crickhowell
Powys

£625,000











- Detached Period Property
- Four Bedrooms, 2 with en-suites
- Fabulous galleried landing overlooking sitting room
- Workshop / Office with Shower Room
- Large Garden and Field
- Oil Central Heating
- Quiet hamlet location
- Superb Views

Ref: PRH10567

Viewing Instructions: Strictly By Appointment Only

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General Description

Detached period property comprising two reception rooms, kitchen, ground floor bedroom with en-suite, three bedrooms upstairs one with en-suite, family shower room. Self contained workshop / office, large gardens and field. Benefits from superb views and situated in the Bannau Brycheiniog (Brecon Beacons National Park). EPC D64 .

Accommodation

Ground Floor

Entrance Hall / Utility Space

Wooden front door with fan light over, tiled floor, wall mounted cupboards, space for washing machine. Continues down two steps leading to ...

Ground floor W/C

White wooden door, tiled floor to match hallway, low level W.C and hand basin



Kitchen (11' 1" x 10' 8") or (3.38m x 3.24m)

Tiled floor, range of high gloss wall and base units, integrated single oven, electric hob with stainless steel cooker hood over, stainless steel sink with swan neck mixer tap, space for fridge freezer, wooden glazed door with matching side panels leading to boot room

Boot Room

Part rendered and part glazed with tiled flooring, half glazed wooden door leading to gardens



Lounge (19' 10" x 14' 11") or (6.04m x 4.54m)

A beautiful room accessed via a wooden half glazed door and 3 steps. Tiled flooring, 6 tall double glazed windows with white shutters, wood burner, vaulted ceiling and overlooked by galleried landing.



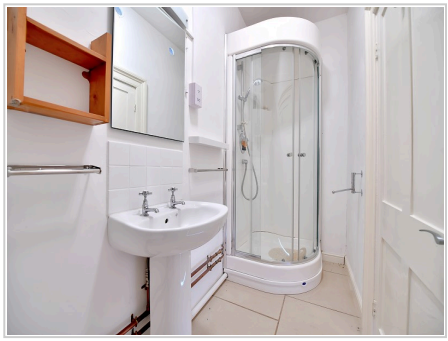
Dining Room (14' 10" x 14' 9") or (4.52m x 4.50m)

Tiled floor, storage cupboard, double glazed window, half glazed wooden door with fan light over leading to outside, door leading to ground floor bedroom, carpeted stairs to first floor accommodation

Bedroom - Ground Floor (11' 7" x 10' 5") or (3.53m x 3.18m)

White wooden panelled door, double glazed window, tiled flooring. White panelled wooden door leading to en-suite.





En-Suite (11' 5" x 3' 11") or (3.49m x 1.19m)

Tiled flooring, free standing shower cubicle, low level W.C., hand basin. Electric shaver point, range of built in storage cupboards.

First Floor



Landing

Carpeted landing with white wooden balustrades and spindles, white wooden doors leading to ...



Master Bedroom (14' 10" x 9' 10") or (4.52m x 3.0m)

White panelled wooden door with fan light over, carpeted flooring, built in wardrobes / storage, double glazed sash window, white panelled wooden door leading to ensuite...



Ensuite 2 (9' 7" x 9' 4") or (2.93m x 2.84m)

Carpeted floor, beamed ceiling, double glazed window, white wooden panelled door leading to storage cupboard and panel heater. White bathroom suite comprising bath, free standing shower, low rise W.C., hand basin

Bedroom 2 (7' 9" x 6' 7") or (2.35m x 2.0m)

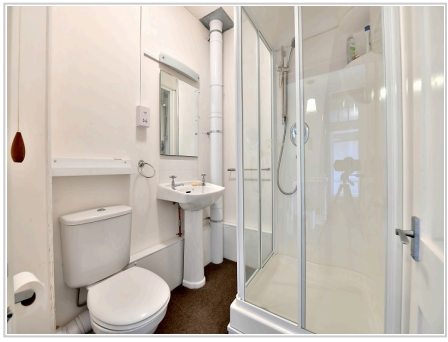
White wooden panelled door with fan light over, carpet, double glazed sash window





Bedroom 3 (9' 10" x 8' 8") or (2.99m x 2.64m)

White wooden panelled door with fan light over, carpet, double glazed sash window



Shower Room (6' 0" x 5' 7") or (1.84m x 1.70m)

White wooden panelled door, carpet. White suite comprising shower, low level WC and hand basin.



Galleried Landing (15' 0" x 6' 11") or (4.56m x 2.11m)

White wooden panelled door, carpet, wood balustrades and spindles, overlooking sitting room.

Outside

Garden

A large, pretty garden to the front of the house complete with a patio area, small pond and vegetable patch. Several stone buildings currently used as storage and a useful workshop / home office.
There is also an adjacent field of approx 0.77 acres (Subject to Measurement)



Workshop / Home Office

Stone built former wash house currently used as a workshop and office. With a mezzanine to the workshop and a shower room.

Broadband and Mobile phone

Standard broadband is shown to available in the area along with mobile signal. This is for guidance only and you should check with your provider.

Services

Mains electricity, Mains water, Private drainage, Oil fired heating including under floor heating to ground floor

Tenure

Freehold

Council Tax

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Agents Note

Natural Resources Wales indicates that this postcode is at a very low risk of flooding.

Services

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

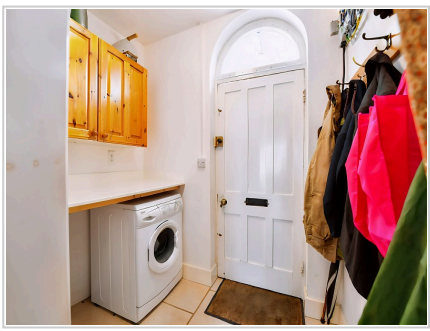
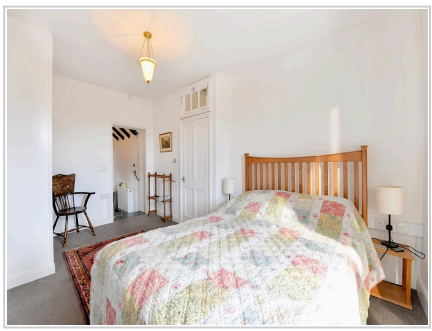
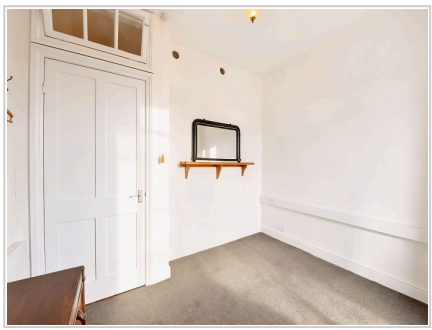
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Directions

From our office in Crickhowell head west along the A40 taking the left hand turning opposite the Asda petrol station onto New Road. Follow New Road down, through the traffic lights and over Crickhowell Bridge. Turn left and then immediately right into the village of Llangattock. On entering the village take the first turning right after the Horseshoes pub and follow this road around past the church and past The Rectory Hotel, proceeding up the hill and over the canal bridge. After the bridge carry on up the hill for approximately 0.4 miles and take the left hand turn which is signposted with a blue information arrow. Drive past the red phone box and Brynhyfryd will be found a short distance on your right. What3Words: hardly.radiates.mattress













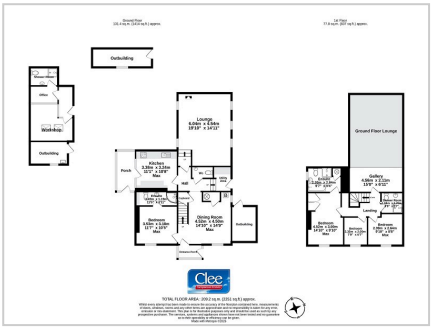






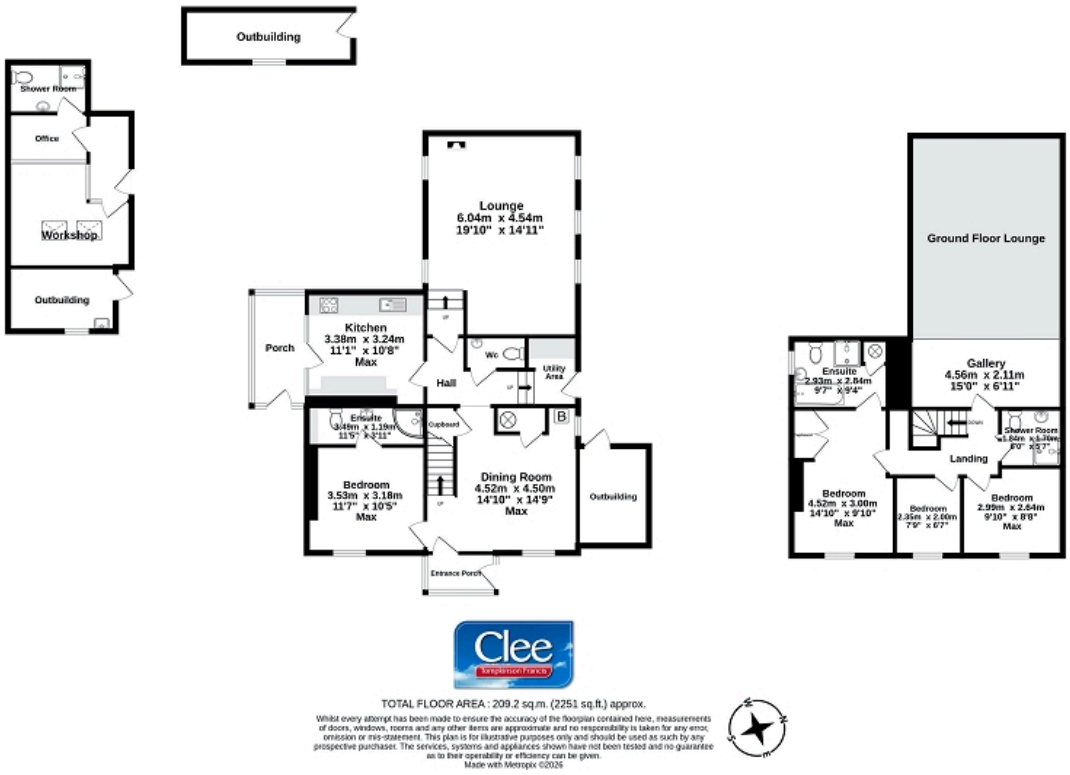






Ground Floor
131.4 sq.m. (1414 sq.ft.) approx.

1st Floor
77.8 sq.m. (837 sq.ft.) approx.



Clee

TOTAL FLOOR AREA : 209.2 sq.m. (2251 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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